

SCARBORO

5- PLEX

KINGSWAY
DRAFTING & DESIGN

DRAWING SHEETS

A0.0	COVER SHEET
DP.01	GENERAL NOTES
DP.02	SURVEY PLAN
DP.03	DEMOLITION PLAN
DP.04	BLOCK PLAN
DP.05	SITE PLAN
DP.06	LANDSCAPE PLAN
DP.07	BULEVARD SECTIONS
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DP.40	PERSPECTIVE



AMENDED DRAWINGS

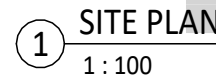
DP No	Date Received
DP2026-01323	JULY 13 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.	

PROPOSED 5-UNIT GRADE-ORIENTED DEVELOPMENT
(5 DWELLING UNITS + 5 SECONDARY SUITES)

2424 17 AVENUE SW
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 10 BLOCK 269 PLAN 7680 AN

LAND USE DISTRICT:
H-GO – HOUSING GRADE-ORIENTED DISTRICT



- - - - - Property Line
 - - - - - Setback Line
 - - - - - Projection Line
 - - - - - Fence Line
 - - - - - Sanitary Line
 - - - - - Storm Line
 - - - - - Water Line
 - - - - - Gas Line
 - - - - - Electrical Line
 - - - - - To Be Demolished

LEGEND-SITE PLAN



TOTAL	527.35	49.0
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SITE NOTES

- ROOF DOWNSPOUTS SHALL BE ANGLED TO DISCHARGE TOWARDS THE SWALE IN THE DIRECTION OF FLOW AND SHALL NOT BE
- DIRECTED ONTO ADJACENT PROPERTY OR SHALL BE DIRECTLY CONNECTED TO THE STORM SERVICE WHERE REQUIRED.
- SITE COVERAGE IS CALCULATED BASED ON THE BUILDING FOOTPRINT MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS.
- INCLUDING ALL PORTIONS OF THE BUILDING ABOVE GRADE.
- ALL DIMENSIONS ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPING TO BE INSTALLED PRIOR TO OCCUPANCY.
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN STOCK.
- BICYCLE PARKING PROVIDED IN ACCORDANCE WITH CALGARY LAND USE BYLAW.

CLIENT:

KINGSWAY BUILDERS

PROJECT NAME:

SCARBORO 5PLEX

PROPERTY ADDRESS:

2424 17 AVE SW, CALGARY, AB

PROPERTY TITTLES/ LEGAL ADDRESS:

LOT 10, BLOCK 269, PLAN 7680 AN

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

[illegible]

DRAWING TITLE:

SITE PLAN

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	As indicated
REVISION:	
DATE OF ISSUED:	SHEET #:

DP.05

ID	DESCRIPTION
1	HORIZONTAL HARDIE PANEL (GREY)
2	VERTICAL WOOD CLADDING
3	STUCCO (WHITE)
4	PARGING
5	PAINTED WOOD (DARK GREY)
6	ASPHALT ARCHITECTURAL SHINGLES
7	CAST-IN-PLACE CONCRETE
8	ORIENTED STRAND BOARD (OSB)
P-2	



1 SOUTH-ELEVATION
1 : 64



3 NORTH-ELEVATION
1:64



2 EAST-ELEVATION-EBF
1 : 200



4 NORTH-ELEVATION-EBF
1 : 200



5 SOUTH-ELEVATION-EBF
1 : 200



6 WEST-ELEVATION-EBF
1 : 200

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Occupancy Classification of Building	Elevation	Area (m ²)	Area of opening (Sqm)	Area of wall (Sqm)	Limiting Dist.(m)	Maximum Area of Unprotected Openings Permitted, % of Exposing Building Face Area	Maximum Aggregated Area of Unprotected openings in Exterior wall-Proposed %
RESIDENTIAL	EAST	230.9	14.1	216.8	1.59	7%	6.1%
	NORTH	111.8	17	94.8	11.37	40%	15%
	SOUTH	125.9	18.5	107.4	15.94	55%	15%
	WEST	231.2	18.9	212.3	1.61	7%	8.2%

KINGSWAY BUILDERS

SCARBORO 5PLEX

LOT 10, BLOCK 269, PLAN 7680 AN

KINGSWAY
— DRAFTING & DESIGN —

BUILDING PERMIT FILE NO:

[illegible]

ELEVATIONS

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	As indicated
REVISION:	
DATE OF ISSUED:	SHEET #: DP.20

ID	DESCRIPTION
1	HORIZONTAL HARDIE PANEL (GREY)
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P-2	



DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	1 : 64
REVISION:	
DATE OF ISSUED:	SHEET #: DP.21

AMENDED DRAWINGS
DP No Date Received
DP2026-01323 JULY 13 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.



CLIENT:

KINGSWAY
BUILDERS

PROJECT NAME:

SCARBORO 5PLEX

PROPERTY ADDRESS:

2424 17 AVE SW, CALGARY, AB

PROPERTY TITTLES/ LEGAL ADDRESS:

LOT 10, BLOCK 269, PLAN 7680 AN

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

[illegible]

DRAWING TITLE:

PERSPECTIVE

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	
REVISION:	
DATE OF ISSUED:	SHEET #: DP.40

AMENDED DRAWINGS

DP No	Date Received
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