

# KINGSLAND 4PLEX

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN



DRAWING SHEETS

|       |                          |
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| DP.3  | DEMOLITION PLAN          |
| DP.4  | SITE PHOTOS              |
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PROPOSED ROWHOUSE DEVELOPMENT  
74315 STREET SW  
CALGARY, ALBERTA

LEGAL DESCRIPTION:  
PLAN 3215 HG, BLOCK 5, LOT 9

LAND USE DISTRICT:  
R-CG – RESIDENTIAL GRADE-ORIENTED INFILL

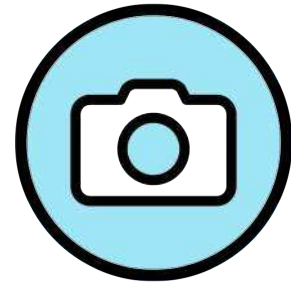




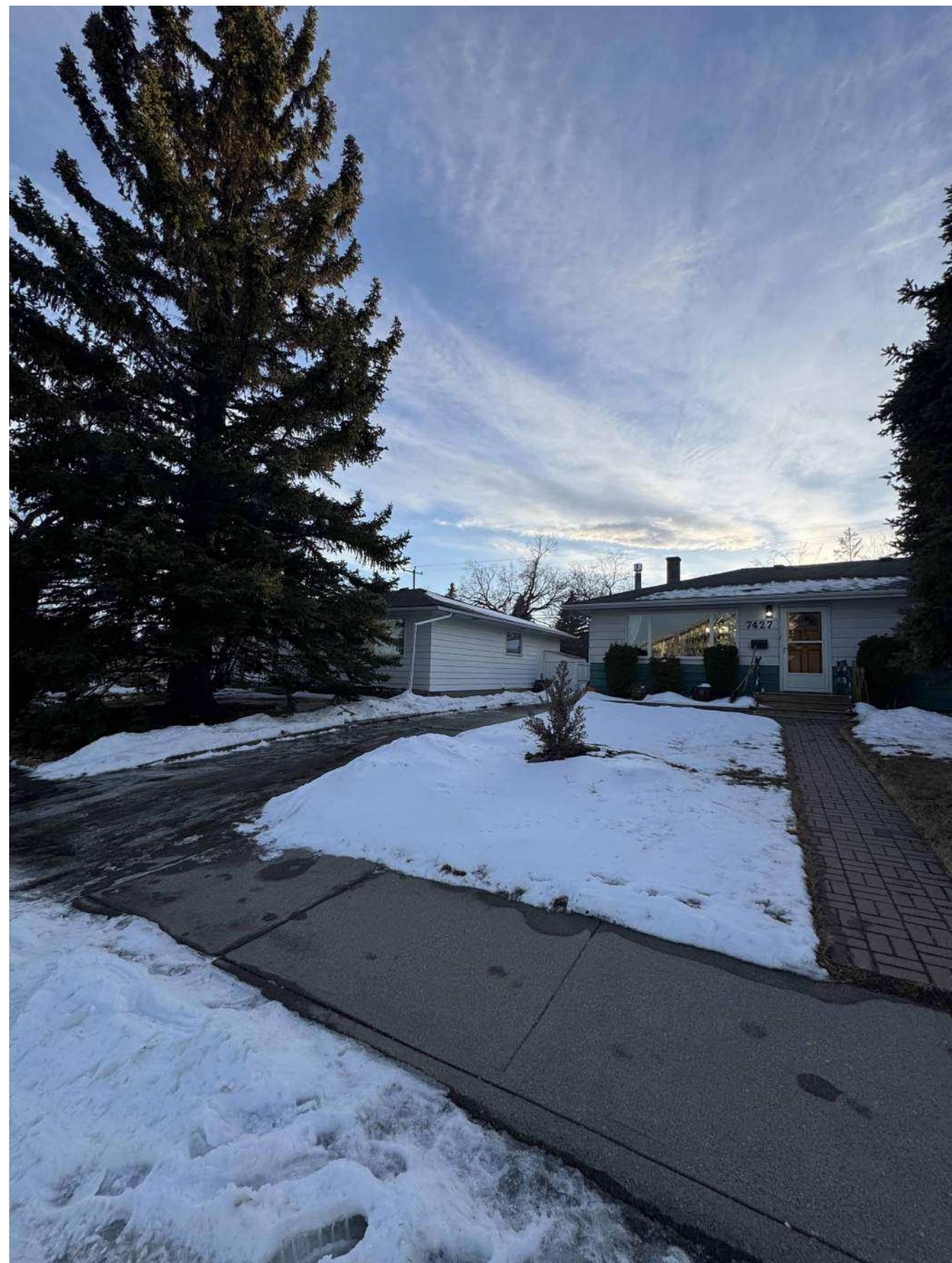
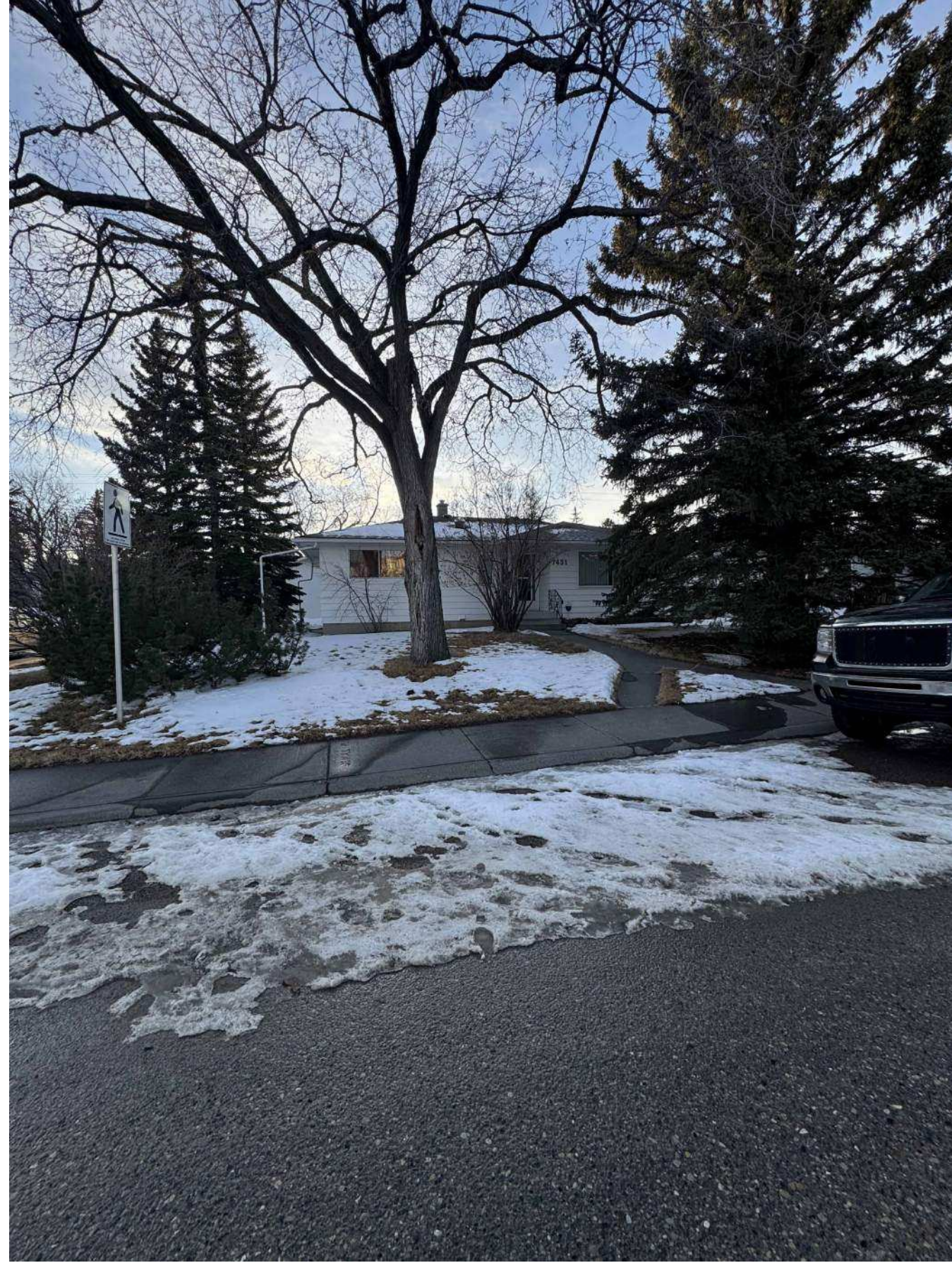








## SITE PHOTOS



NOTE  
CITY SIDEWALK AND BOULEVARD TO REMAIN

CLIENT:

**KINGSWAY  
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KINGSLAND  
4PLEX

PROPERTY ADDRESS:  
7431 5 ST SW, CALGARY, AB T2V1B6

PROPERTY TITTLES/ LEGAL ADDRESS:  
Plan 3215 HG      BLOCK 513      LOT 9

**KINGSWAY**  
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

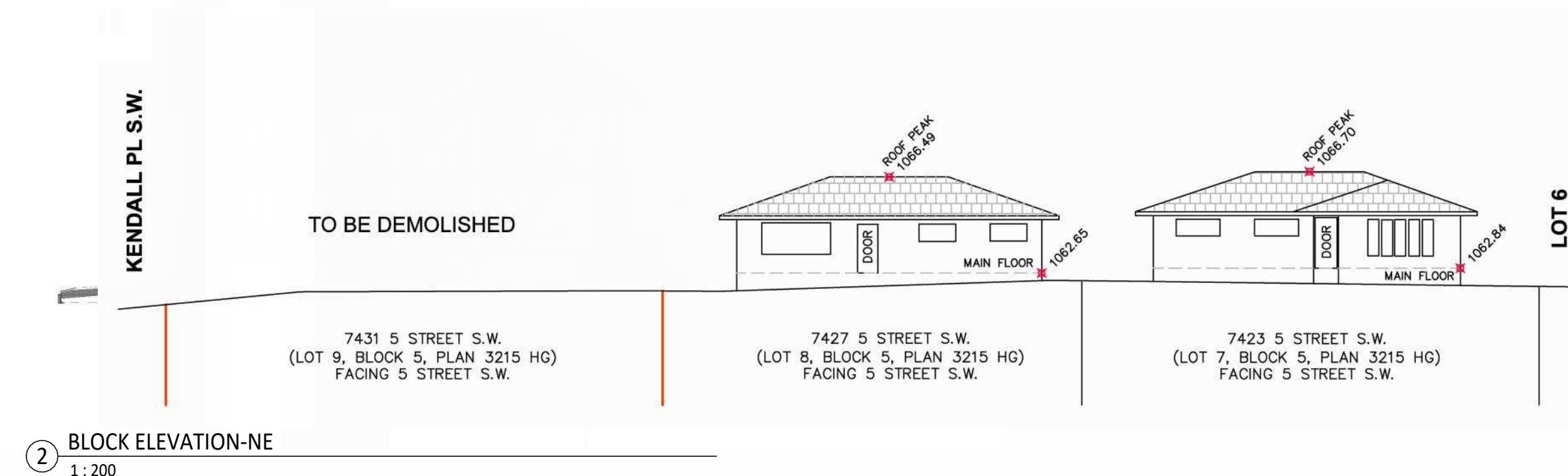
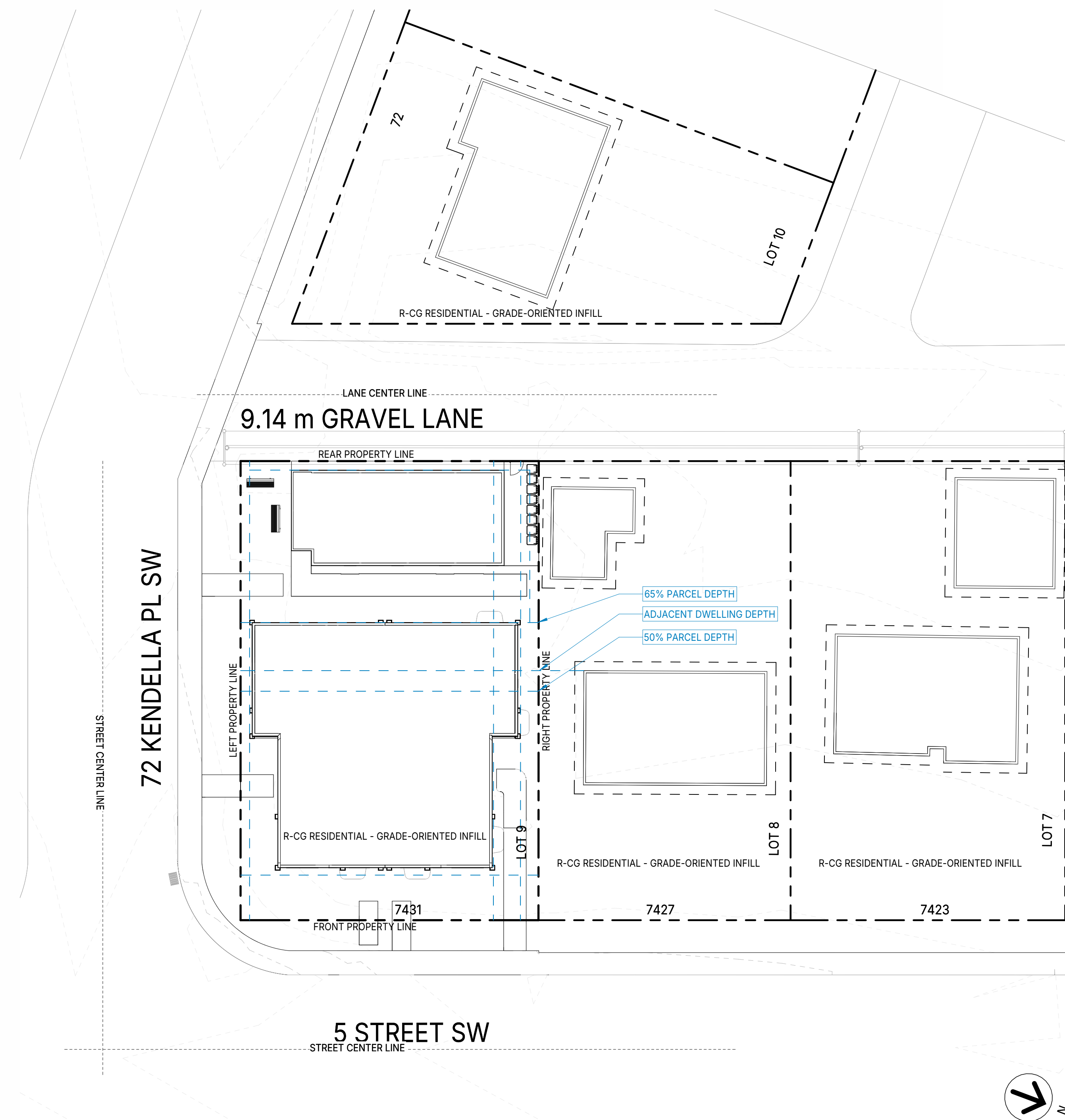
[illegible]

DRAWING TITTLE:

## SITE PHOTOS

|                  |               |
|------------------|---------------|
| DRAWN BY:        | Author        |
| REVIEWED BY :    |               |
| DRAWN BY:        |               |
| PROJECT FILE # : |               |
| SCALE:           |               |
| REVISION:        |               |
| DATE OF ISSUED:  | SHEET #: DP.4 |





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Plan 3215 HG      BLOCK 513    LOT 9

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DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

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DRAWING TITTLE:

## BLOCK PLAN

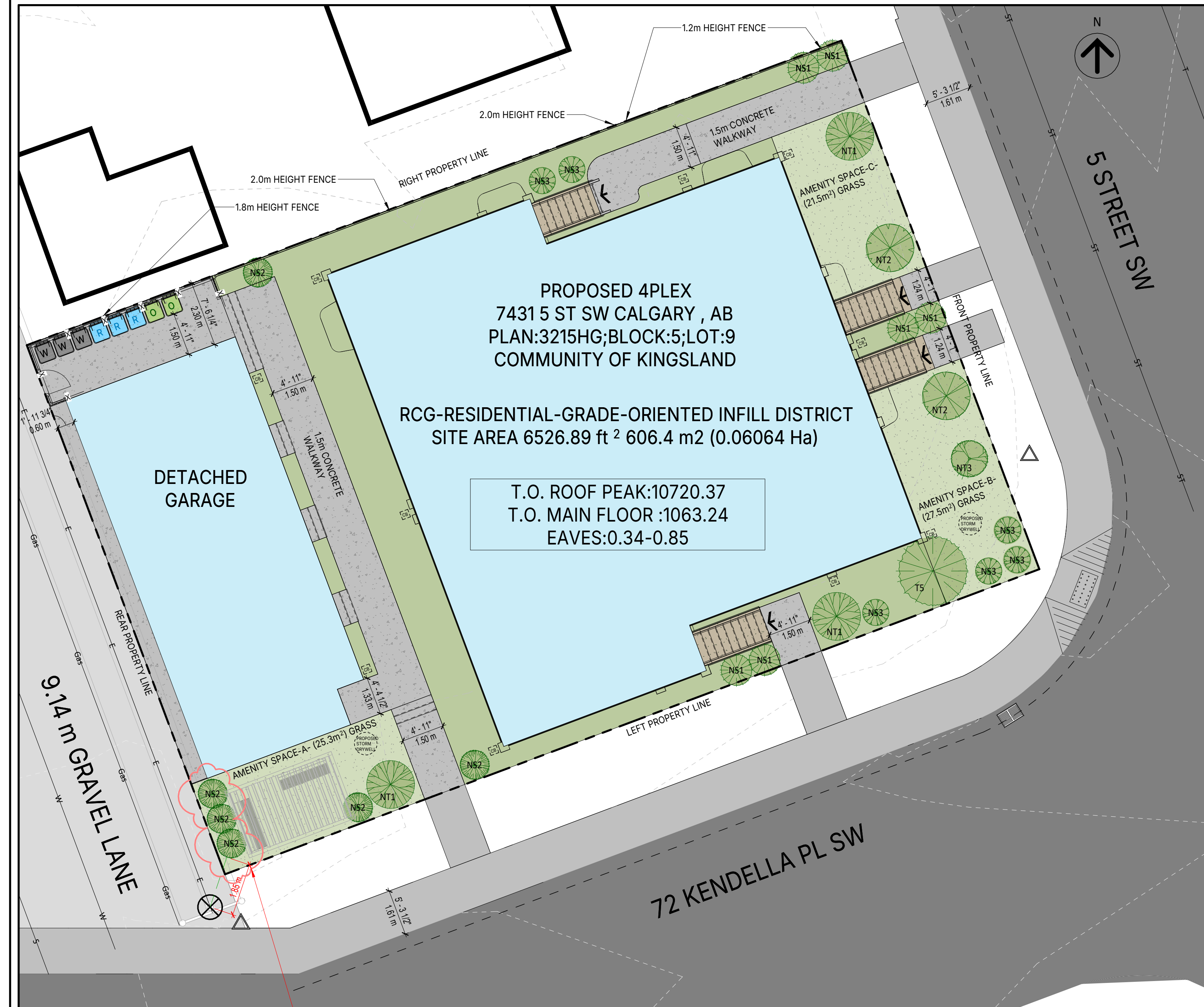
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|------------------|--------------|
| DRAWN BY:        | Author       |
| REVIEWED BY :    |              |
| DRAWN BY:        |              |
| PROJECT FILE # : |              |
| SCALE:           | As indicated |
| REVISION:        |           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

DP.5

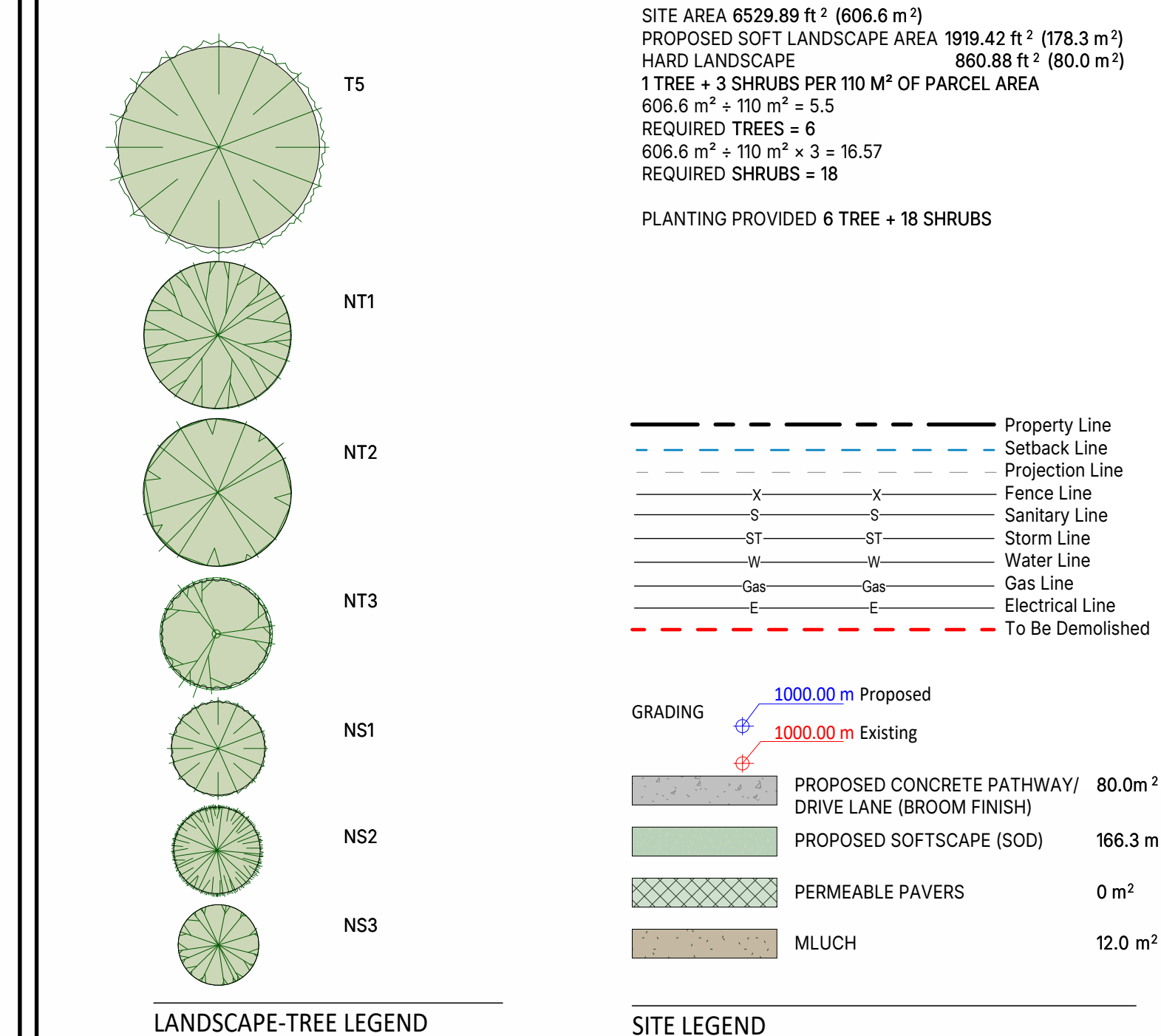








LANDSCAPE PLAN  
1 : 100



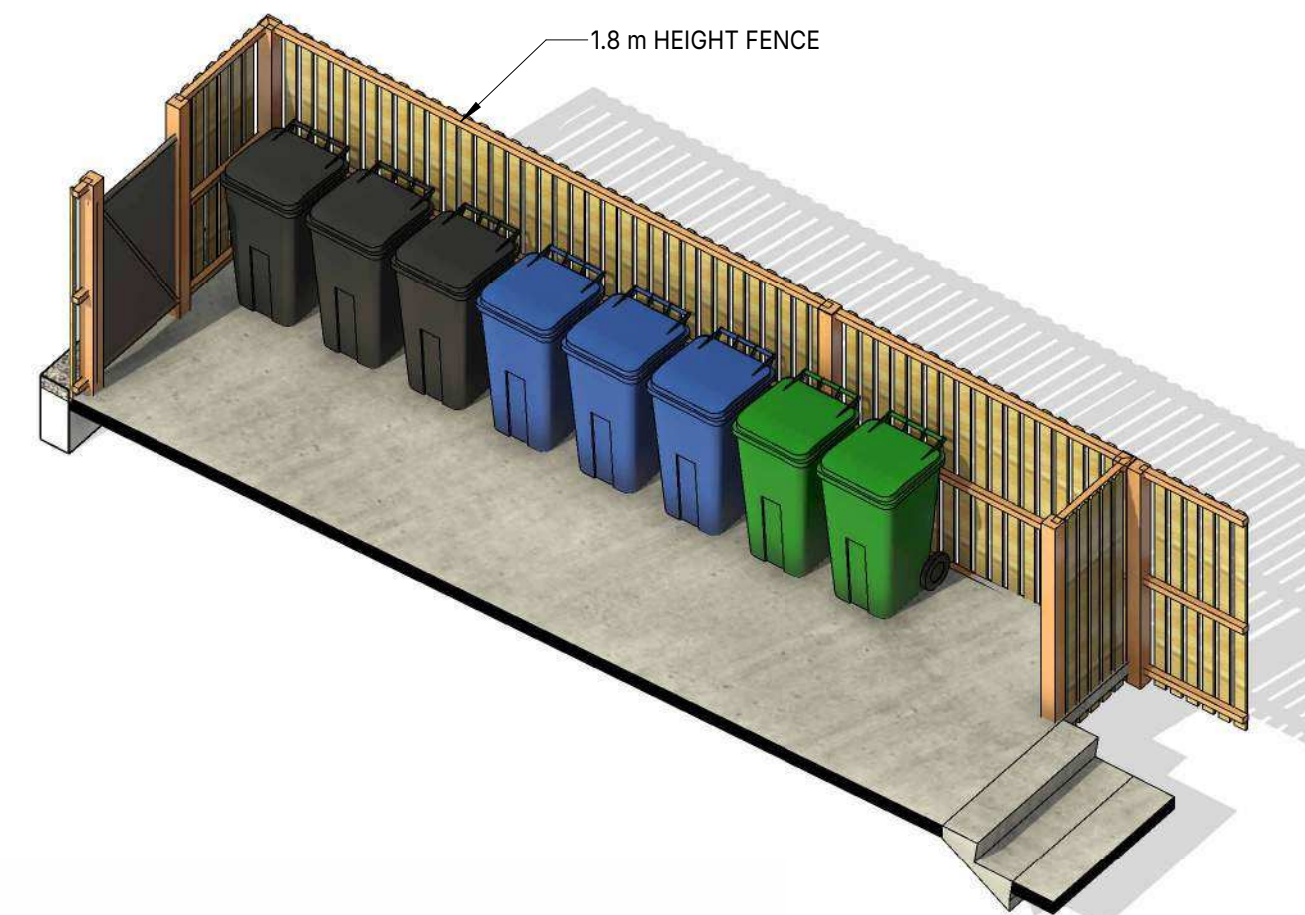
SITE AREA 6529.89 ft<sup>2</sup> (606.6 m<sup>2</sup>)  
PROPOSED SOFT LANDSCAPE AREA 1919.42 ft<sup>2</sup> (178.3 m<sup>2</sup>)  
HARD LANDSCAPE 860.88 ft<sup>2</sup> (80.0 m<sup>2</sup>)  
1 TREE + 3 SHRUBS PER 110 M<sup>2</sup> OF PARCEL AREA  
606.6 m<sup>2</sup> + 110 m<sup>2</sup> = 5.5  
REQUIRED TREES = 6  
606.6 m<sup>2</sup> + 110 m<sup>2</sup> × 3 = 16.57  
REQUIRED SHRUBS = 18

PLANTING PROVIDED 6 TREE + 18 SHRUBS

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

GRADING  
1000.00 m Proposed  
1000.00 m Existing  
PROPOSED CONCRETE PATHWAY/ DRIVE LANE (BROOM FINISH) 80.0m<sup>2</sup>  
PROPOSED SOFTSCAPE (SOD) 166.3 m<sup>2</sup>  
PERMEABLE PAVERS 0 m<sup>2</sup>  
MLUCH 12.0 m<sup>2</sup>

SITE LEGEND



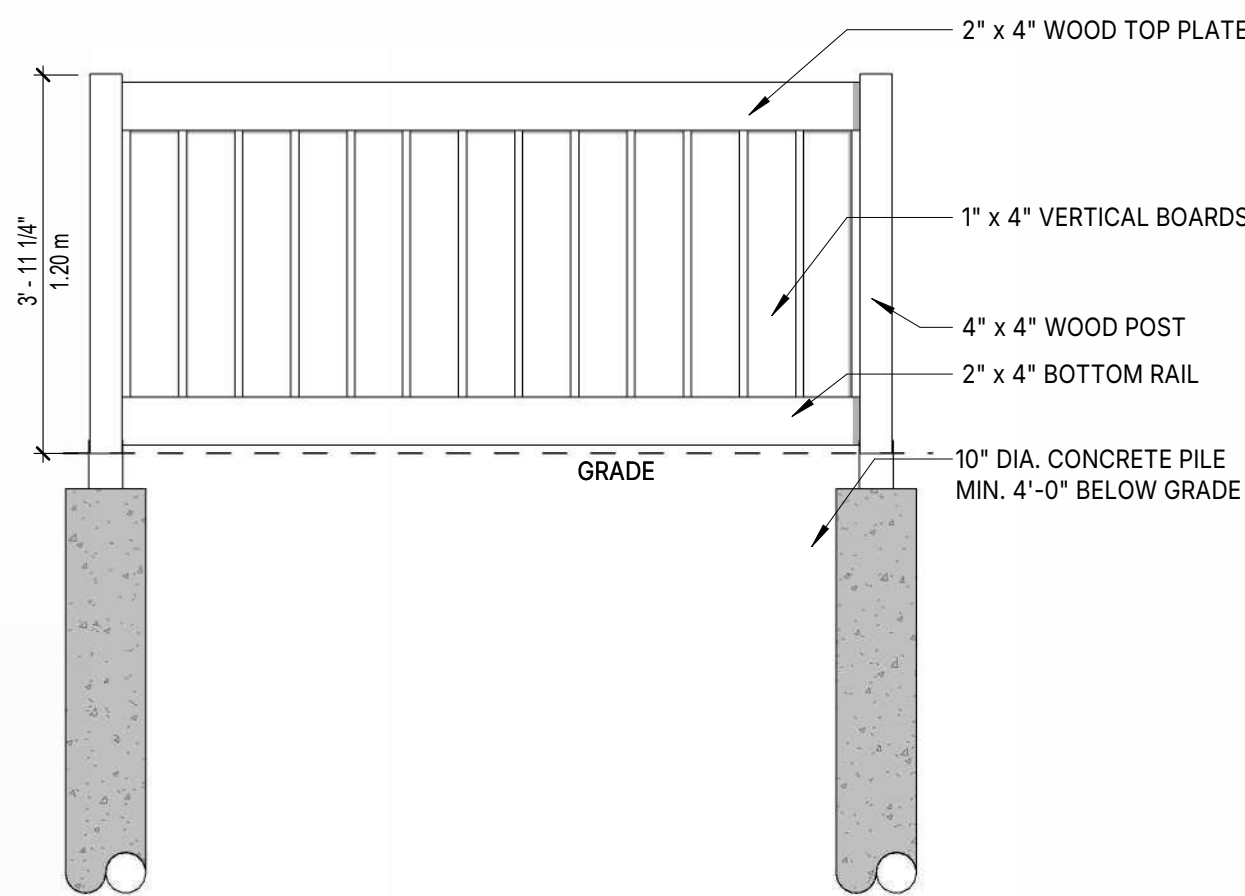
GARBAGE ENCLOSURE  
1 : 24

| ID  | TYPE             | QUANTITY | MINIMUM SIZE (AT TIME OF PLANTING) | BOTANICAL & COMMON NAME | PLANT IMAGE |
|-----|------------------|----------|------------------------------------|-------------------------|-------------|
| NT1 | DECIDUOUS TREE   | 03       | CALIPER 85 mm                      | AMUR MAPLE              |             |
| NT2 | DECIDUOUS TREE   | 02       | CALIPER 85 mm                      | SCHUBERT CHOKECHERRY    |             |
| NT3 | CONIFEROUS TREE  | 01       | HEIGHT 2 m                         | COLORADO SPRUCE         |             |
| NS1 | DECIDUOUS SHRUB  | 06       | SPREAD 600 mm                      | RED OSIER DOGWOOD       |             |
| NS2 | DECIDUOUS SHRUB  | 06       | SPREAD 600 mm                      | GOLDMOUND SPIREA        |             |
| NS3 | CONIFEROUS SHRUB | 06       | SPREAD 600 mm                      | MINT JULEP JUNIPER      |             |

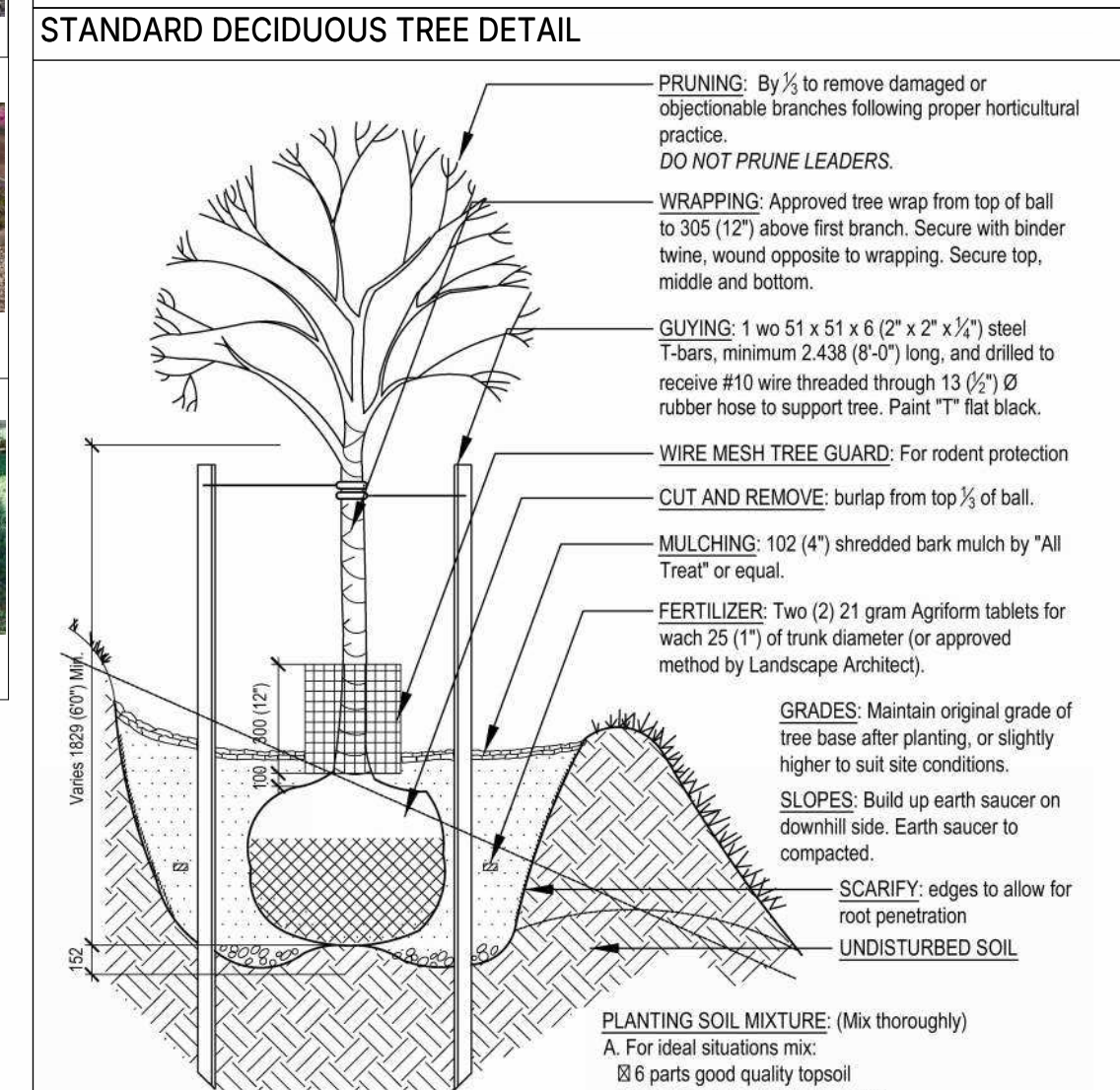
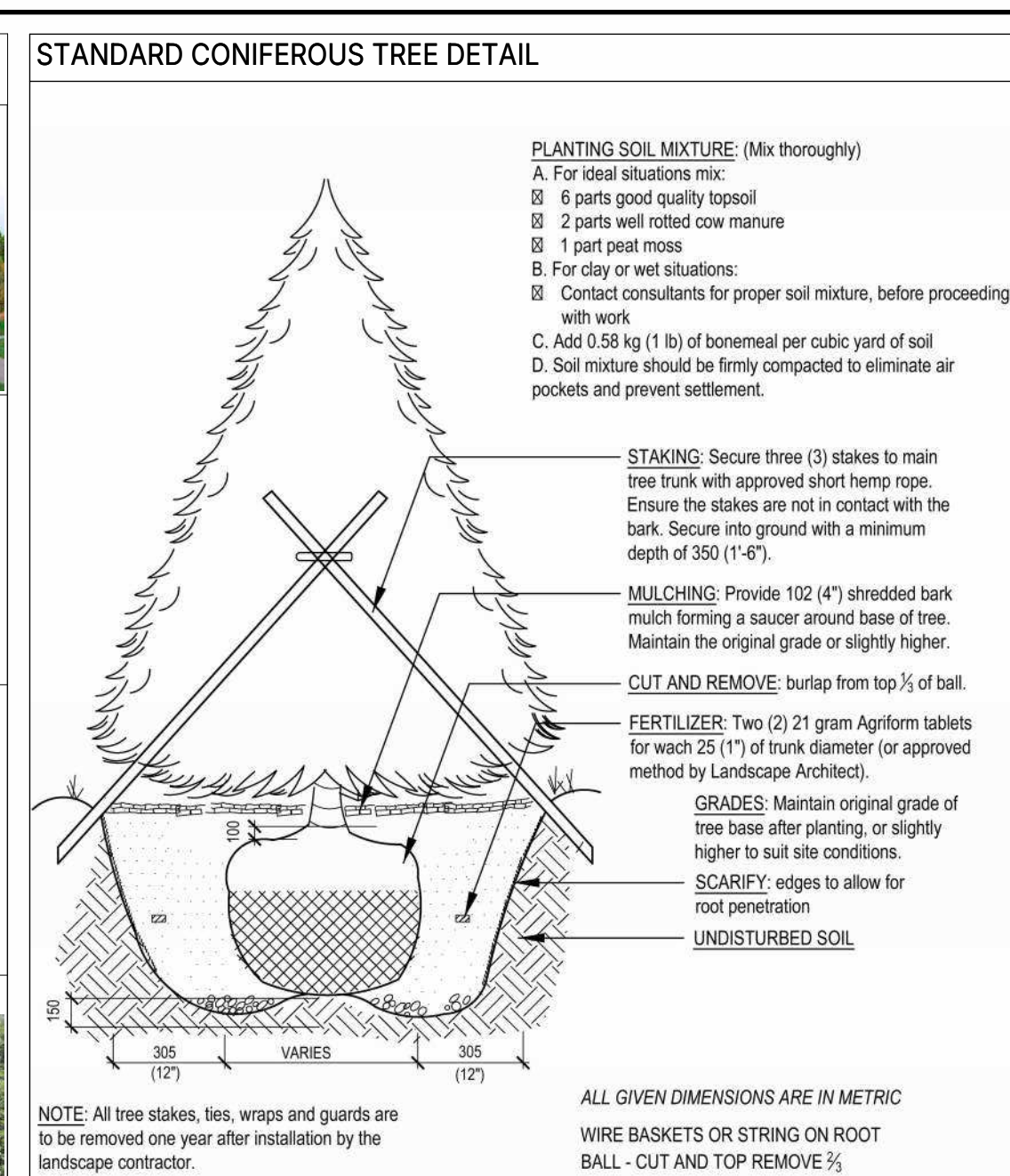
LANDSCAPE-PLANTING

DRAWING NOTE:

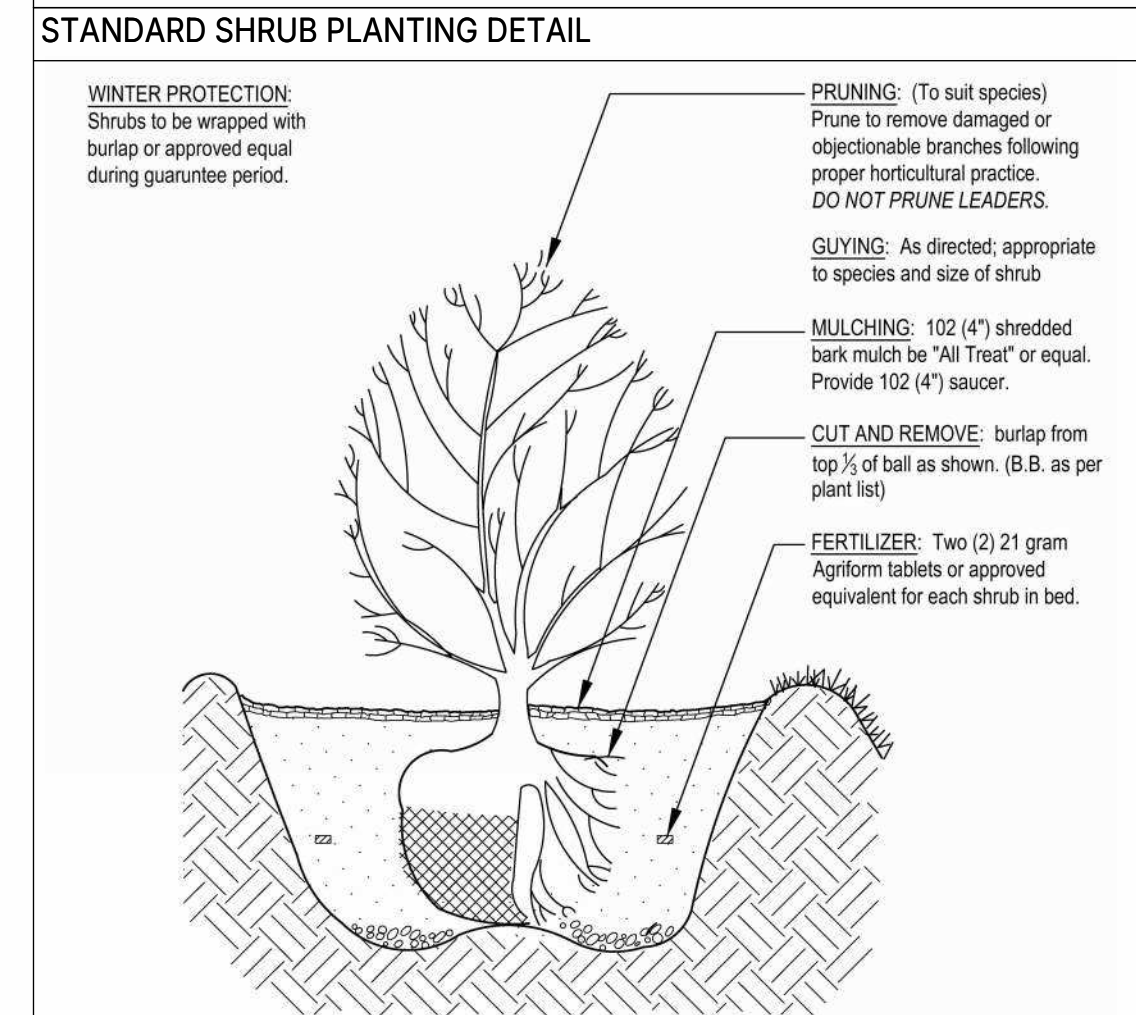
ALL CONCRETE FENCE PILES AND ANY RELATED EXCAVATION, DRILLING, TRENCHING, GRADING, OR OTHER GROUND DISTURBANCE ACTIVITIES SHALL COMPLY WITH THE LATEST ENMAX GROUND DISTURBANCE GUIDELINES AND CLEARANCE REQUIREMENTS. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH ENMAX WHERE REQUIRED.



FENCE DETAIL  
1 : 24



NOTE: All tree stakes, ties, wraps and guards are to be removed one year after installation by the landscape contractor.  
ALL GIVEN DIMENSIONS ARE IN METRIC  
WIRE BASKETS OR STRING ON ROOT BALL - CUT AND TOP REMOVE ½



PLANTING SOIL MIXTURE: (Mix thoroughly)  
A. For ideal situations mix:  
Ø 6 parts good quality topsoil  
Ø 2 parts well rotted cow manure  
Ø 1 part peat moss  
B. For clay or wet situations:  
Ø Contact consultants for proper soil mixture, before proceeding with work.  
C. Add 0.58 kg (1 lb) of bonemeal per cubic yard of soil  
D. Soil mixture should be firmly compacted to eliminate air pockets and prevent settlement.  
PREPARATION OF BED: Excavate shrub bed to size outlined on drawings, minimum 457 (18") depth. Remove any subsoil or rubbish off site unless otherwise directed.  
SPACING: As directed.  
FOR RODENT CONTROL: See landscape specifications or apply "Shoo" at the end of October. Note: All tree stakes, ties and guards are to be removed one year after installation by the landscape contractor.

LANDSCAPE DETAILS

- NOTES
- LANDSCAPE CALCULATIONS PROVIDED IN ACCORDANCE WITH THE CITY OF CALGARY LAND USE BYLAW 1P2007.
  - ALL TREE AND SHRUB QUANTITIES ARE ROUNDED UP TO THE NEXT WHOLE NUMBER.
  - MINIMUM 25% OF PROVIDED TREES SHALL BE CONIFEROUS.
  - DECIDUOUS TREES: MINIMUM 60 MM CALIPER
  - CONIFEROUS TREES: MINIMUM HEIGHT 2.0 M
  - SHRUBS: MINIMUM 0.6 M HEIGHT OR SPREAD

CLIENT:

**KINGSWAY BUILDERS**

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PROPERTY ADDRESS:

7431 5 ST SW, CALGARY, AB T2V1B6

PROPERTY TITLES/ LEGAL ADDRESS:

Plan 3215 HG BLOCK 513 LOT 9

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

| Rev | Description | Date       |
|-----|-------------|------------|
| 1   | Revision 1  | 2026-07-21 |
|     |             |            |
|     |             |            |
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DRAWING TITLE:

**LANDSCAPE PLAN**

|                  |              |
|------------------|--------------|
| DRAWN BY:        | Author       |
| REVIEWED BY :    |              |
| DRAWN BY:        |              |
| PROJECT FILE # : |              |
| SCALE:           | As indicated |
| REVISION:        | 1            |
| DATE OF ISSUED:  | SHEET #:     |

**DP.7**





|    |      |      |    |
|----|------|------|----|
|    | 1.83 | 0.56 | 5  |
| W1 | 1.52 | 0.76 | 8  |
| W2 | 0.91 | 0.76 | 4  |
| W3 | 1.37 | 1.52 | 12 |
| W4 | 2.13 | 1.83 | 8  |
| W5 | 0.61 | 1.52 | 7  |
| W6 | 0.91 | 1.22 | 4  |

DP.20







1 ELEVATION-SOUTH  
1 : 64



2 ELEVATION-WEST  
1 : 64

MATERIALS

| ID | DESCRIPTION                                           |
|----|-------------------------------------------------------|
| 1  | BOARD AND BATTEN SIDING – WHITE                       |
| 2  | ARCHITECTURAL ASPHALT ROOF SHINGLES                   |
| 3  | DECORATIVE COLUMNS – WHITE                            |
| 4  | VINYL WINDOW FRAMES – BLACK                           |
| 5  | INSULATED FIBERGLASS ENTRY DOOR – LIGHT GREY          |
| 6  | CAST-IN-PLACE CONCRETE FOUNDATION WITH PARGING        |
| 7  | INSULATED CLEAR GLAZING                               |
| 8  | PAINTED WOOD FASCIA BOARD – DARK GREY                 |
| 9  | PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS – DARK GREY |
| 10 | METAL (GREY)                                          |

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KINGSWAY  
DRAFTING & DESIGN

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

| Rev | Description | Date |
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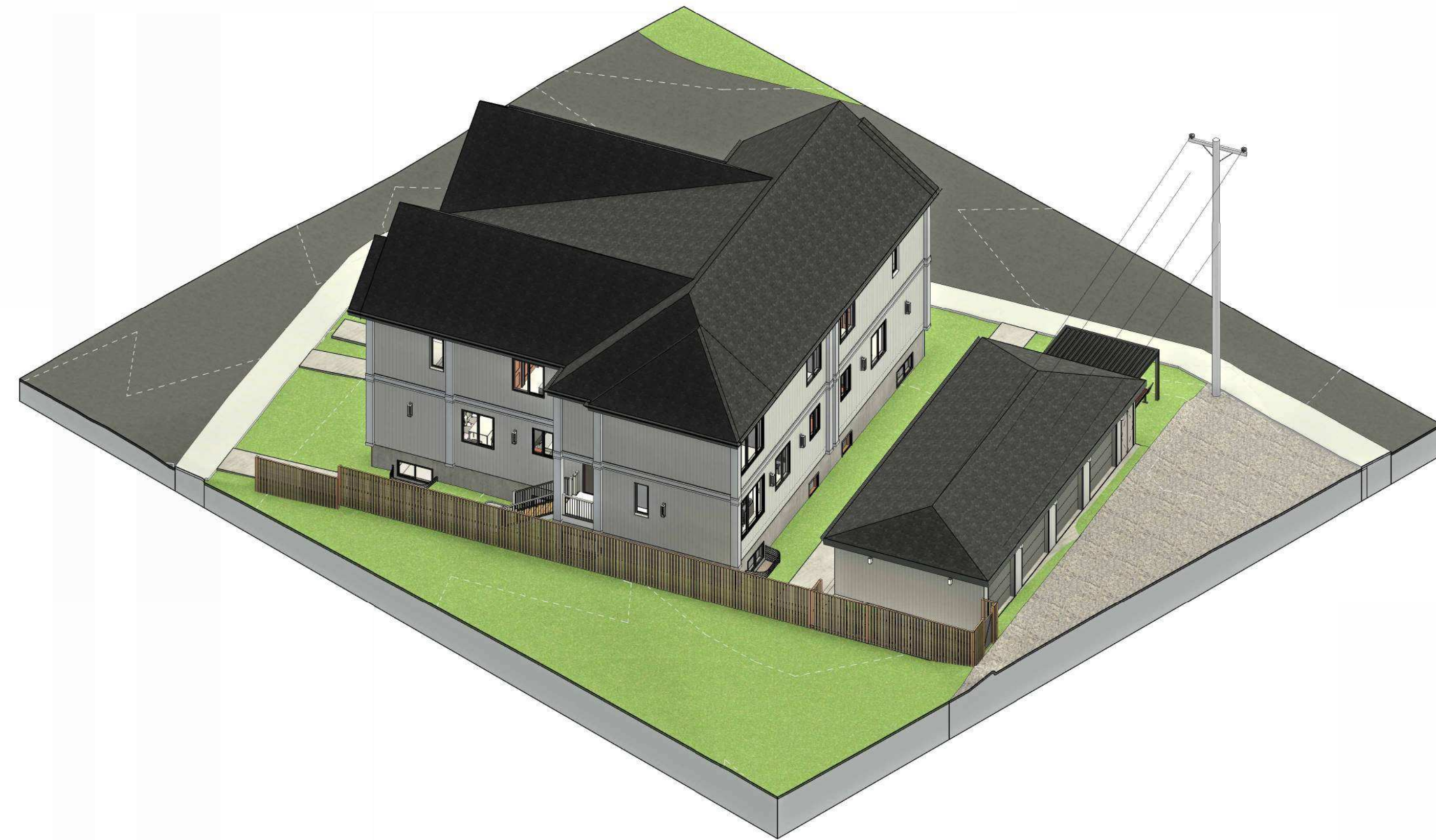
ELEVATIONS

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









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BUILDING PERMIT FILE NO:

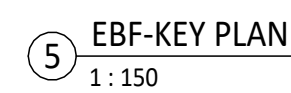
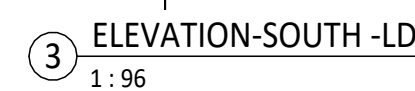
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DRAWING TITTLE:

## PERSPECTIVES

|                  |                       |
|------------------|-----------------------|
| DRAWN BY:        | Author                |
| REVIEWED BY :    |                       |
| DRAWN BY:        |                       |
| PROJECT FILE # : |                       |
| SCALE:           |                       |
| REVISION:        |                       |
| DATE OF ISSUED:  | SHEET #: <b>DP.60</b> |





| Occupancy Classification of Building |   | Elevation | Area (m²) | Area of Glazed (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                          | C | NORTH-A   | 65.66     | 5.8                  | 3.08              | 9%                                                                               | 9%                                                                          |
|                                      |   | NORTH-B   | 58.67     | 1.5                  | 1.4               | 7%                                                                               | 3%                                                                          |
|                                      |   | SOUTH-A   | 65.26     | 5.8                  | 11.6              | 100%                                                                             | 9%                                                                          |
|                                      |   | SOUTH-B   | 58.32     | 7.8                  | 9.9               | 100%                                                                             | 13%                                                                         |
|                                      |   | EAST      | 105       | 18.65                | 12.09             | 55%                                                                              | 18%                                                                         |
|                                      |   | WEST      | 129.14    | 17.01                | 15.17             | 55%                                                                              | 13.2%                                                                       |

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**KINGSWAY**  
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BUILDING PERMIT FILE NO:

[illegible]

## EXPOSING BUILDING FACADE

|                  |                       |
|------------------|-----------------------|
| DRAWN BY:        | Author                |
| REVIEWED BY :    |                       |
| DRAWN BY:        |                       |
| PROJECT FILE # : |                       |
| SCALE:           | As indicated          |
| REVISION:        |                       |
| DATE OF ISSUED:  | SHEET #: <b>DP.61</b> |



CLIENT:



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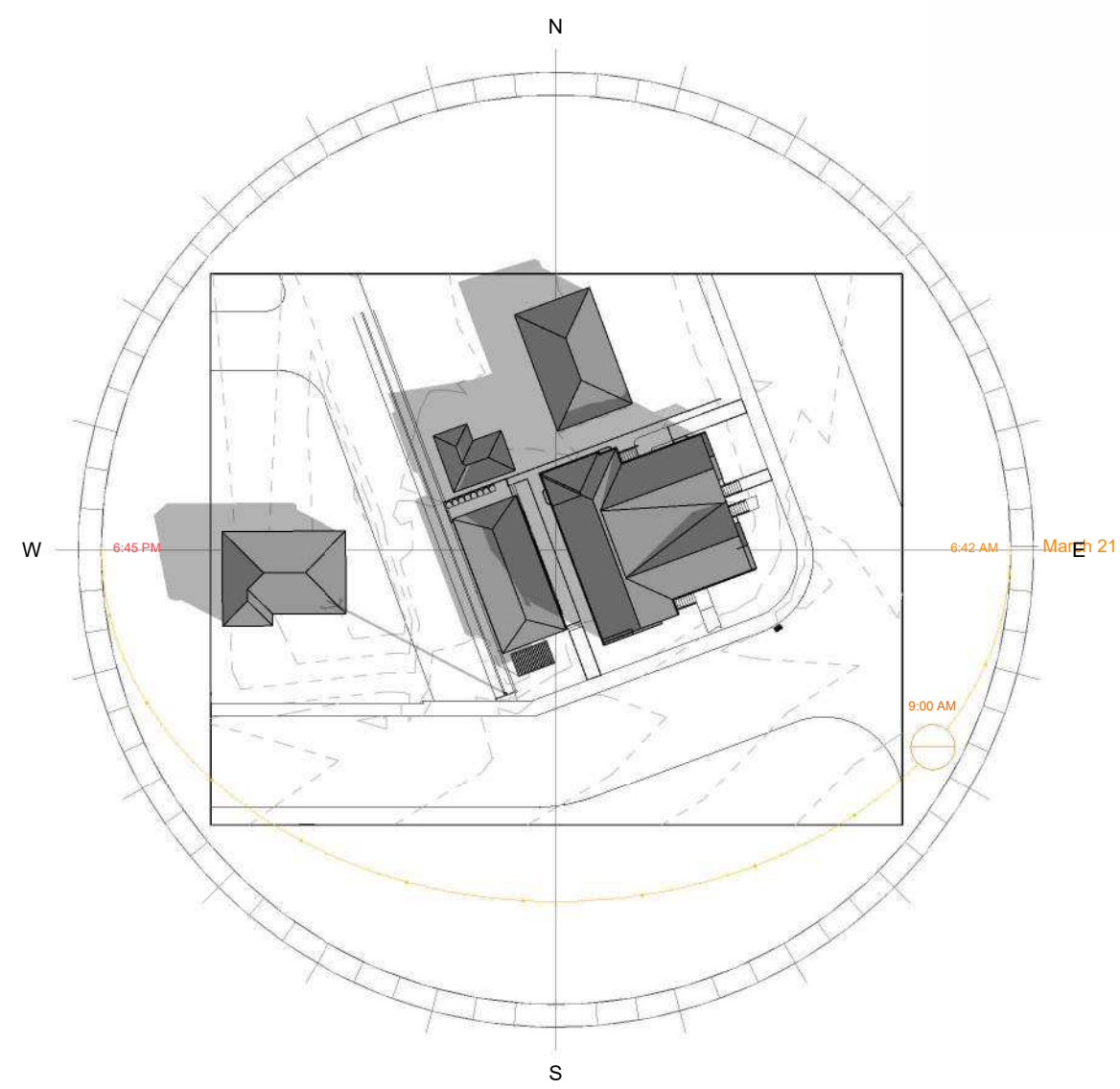
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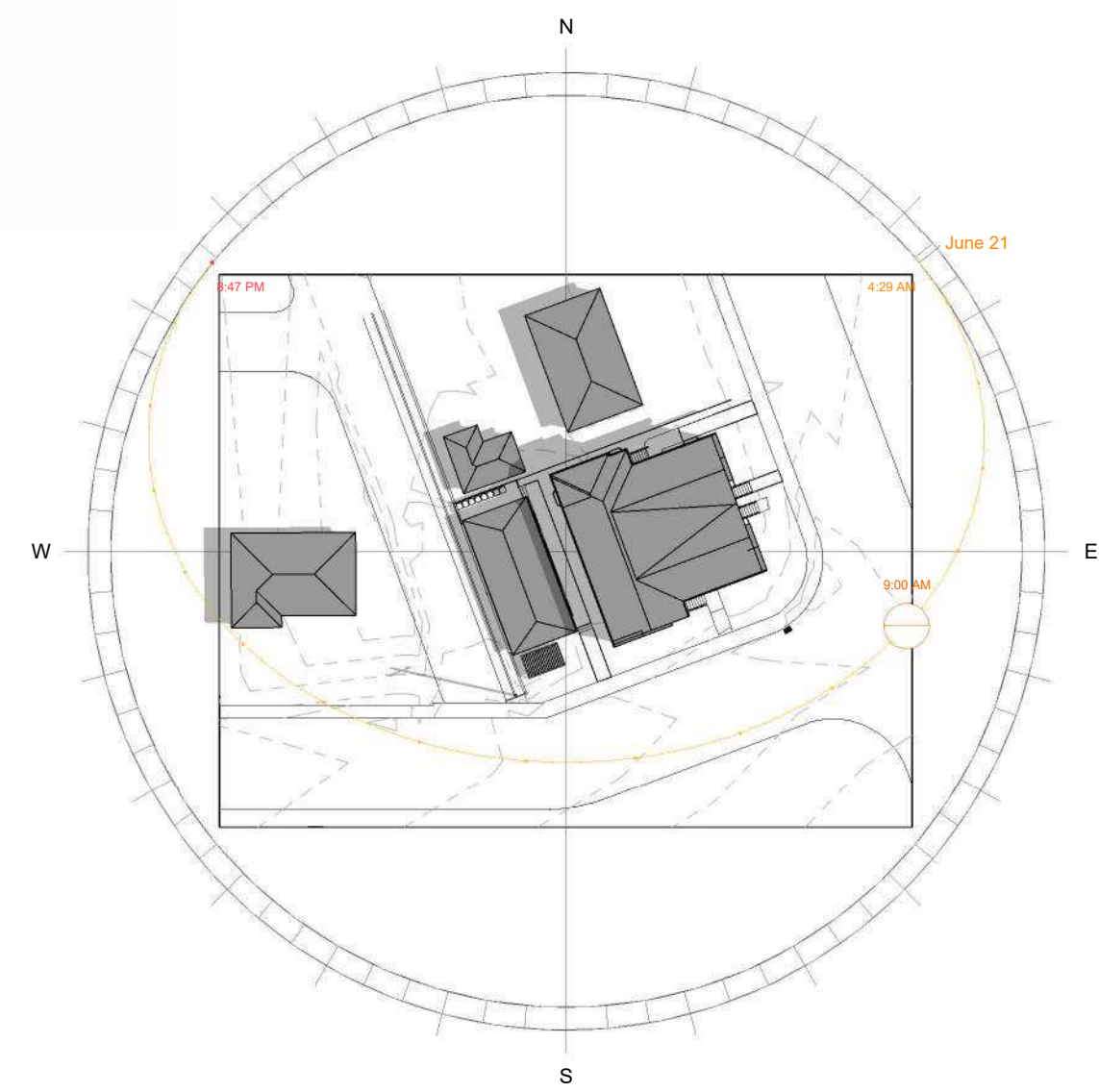
## SHADOW STUDY

|                  |          |
|------------------|----------|
| DRAWN BY:        | Author   |
| REVIEWED BY :    |          |
| DRAWN BY:        |          |
| PROJECT FILE # : |          |
| SCALE:           |          |
| REVISION:        |          |
| DATE OF ISSUED:  | SHEET #: |

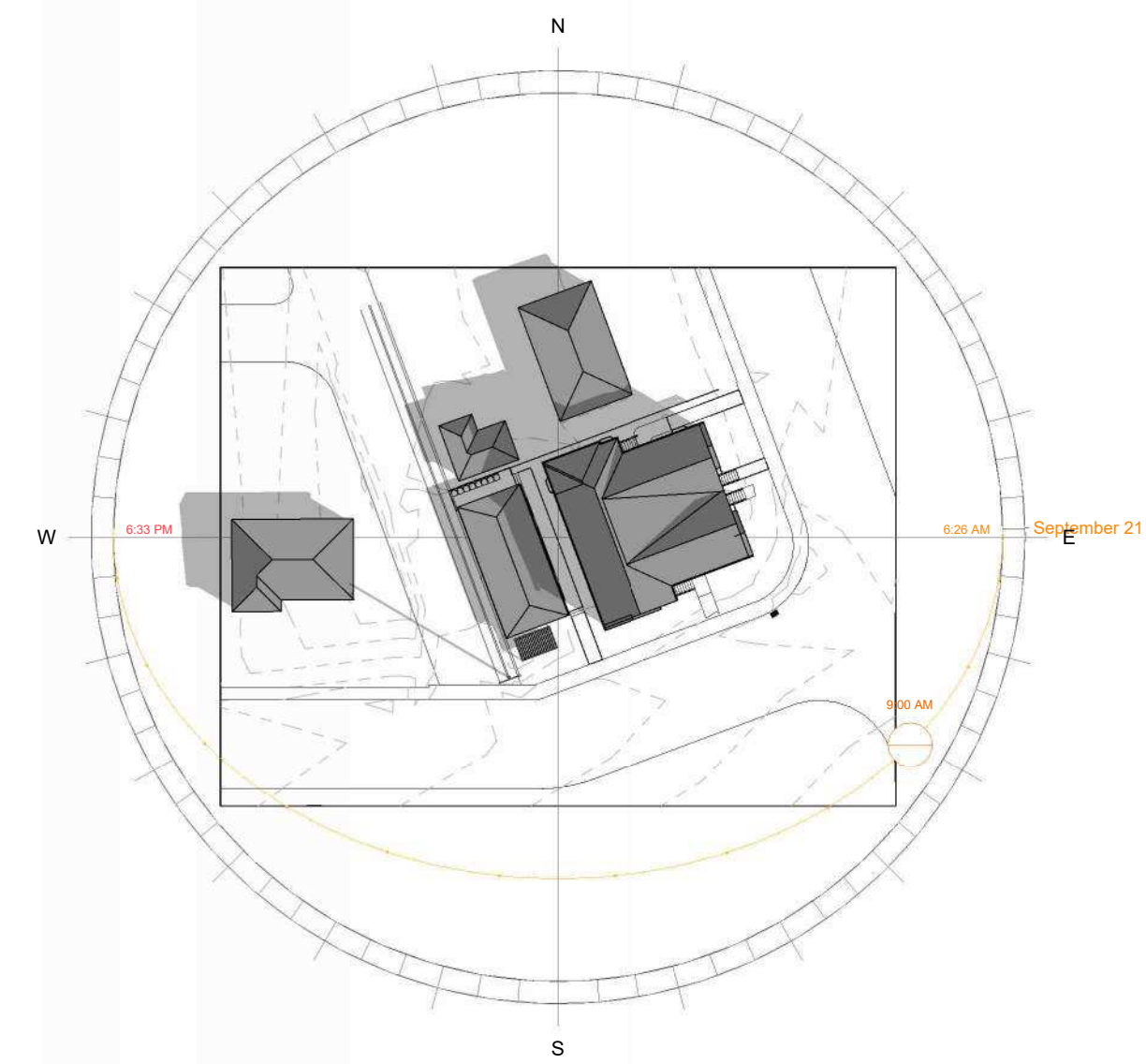
DB 62



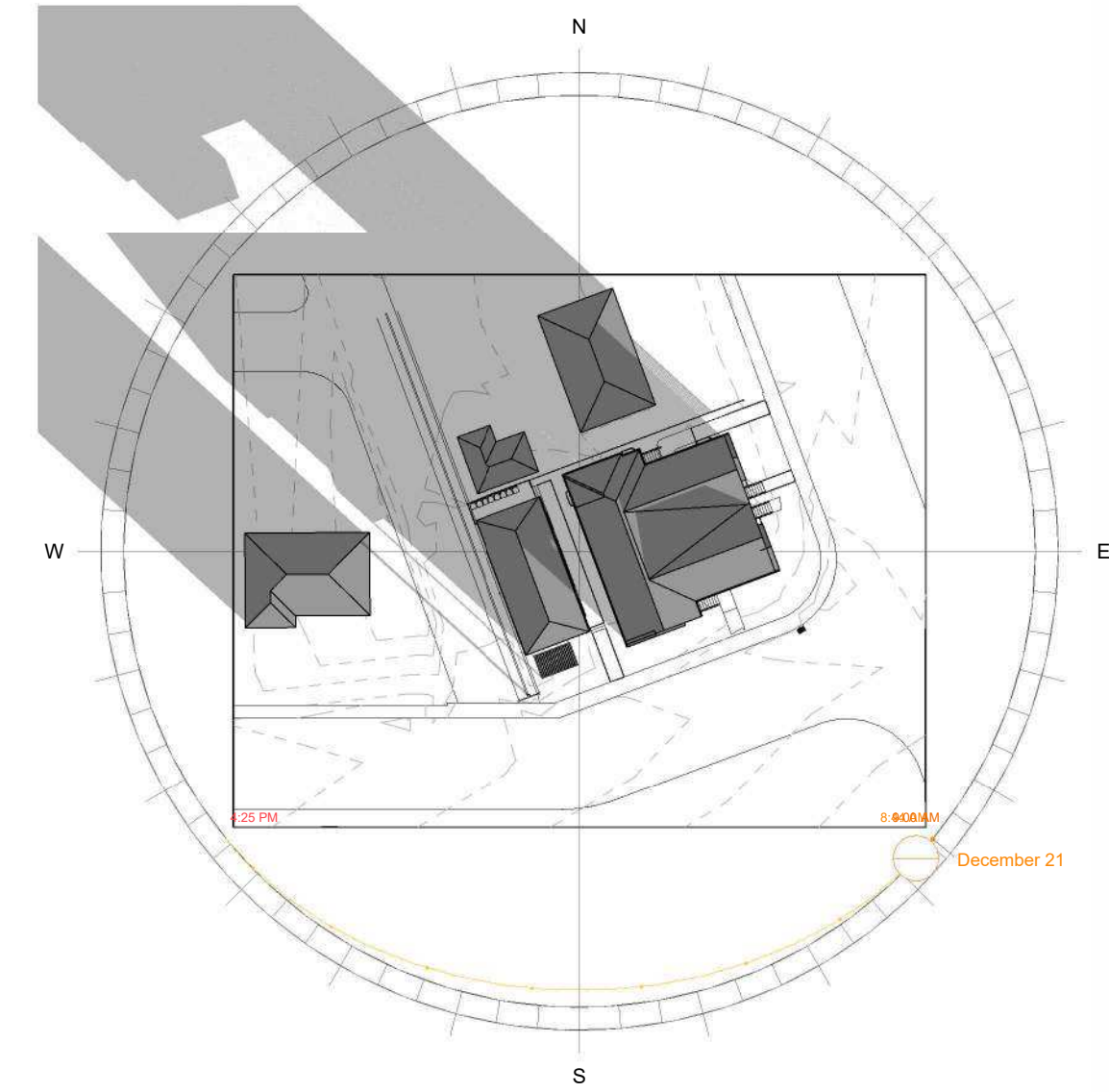
8 SHADOW STUDY-MARCH-9 AM



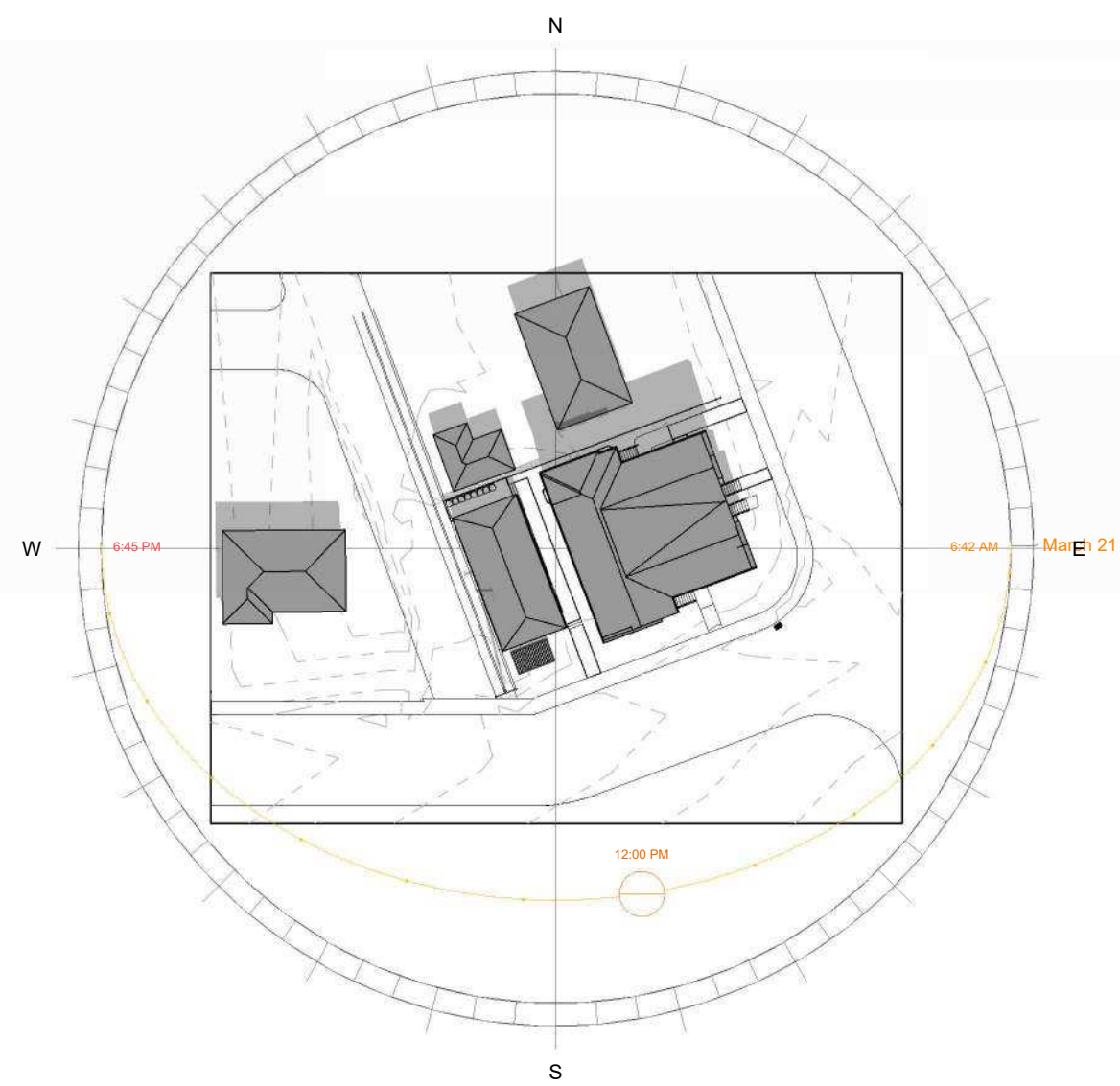
5 SHADOW STUDY-JUNE-9 AM



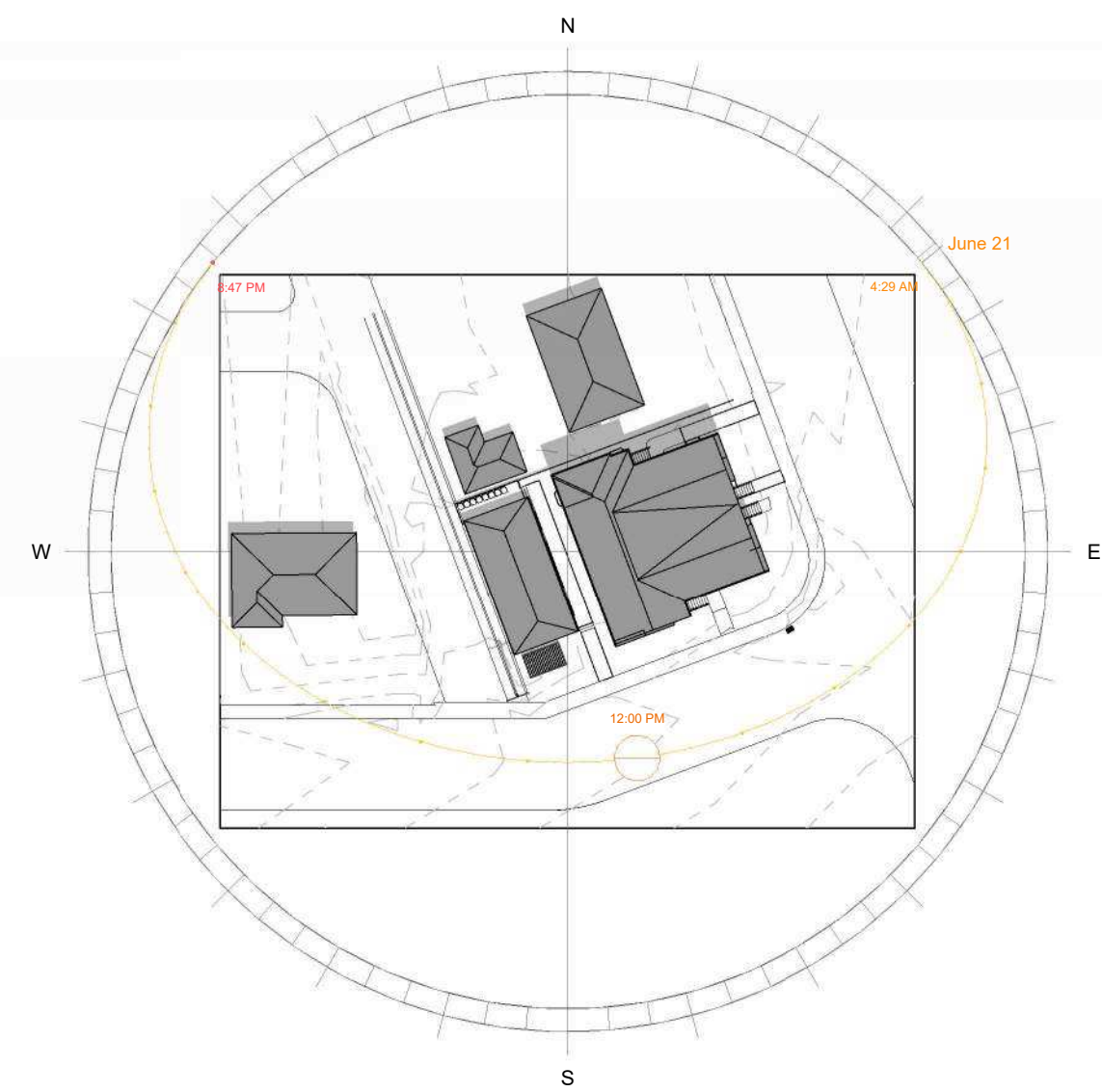
11 SHADOW STUDY-SEPTEMBER - 9 AM



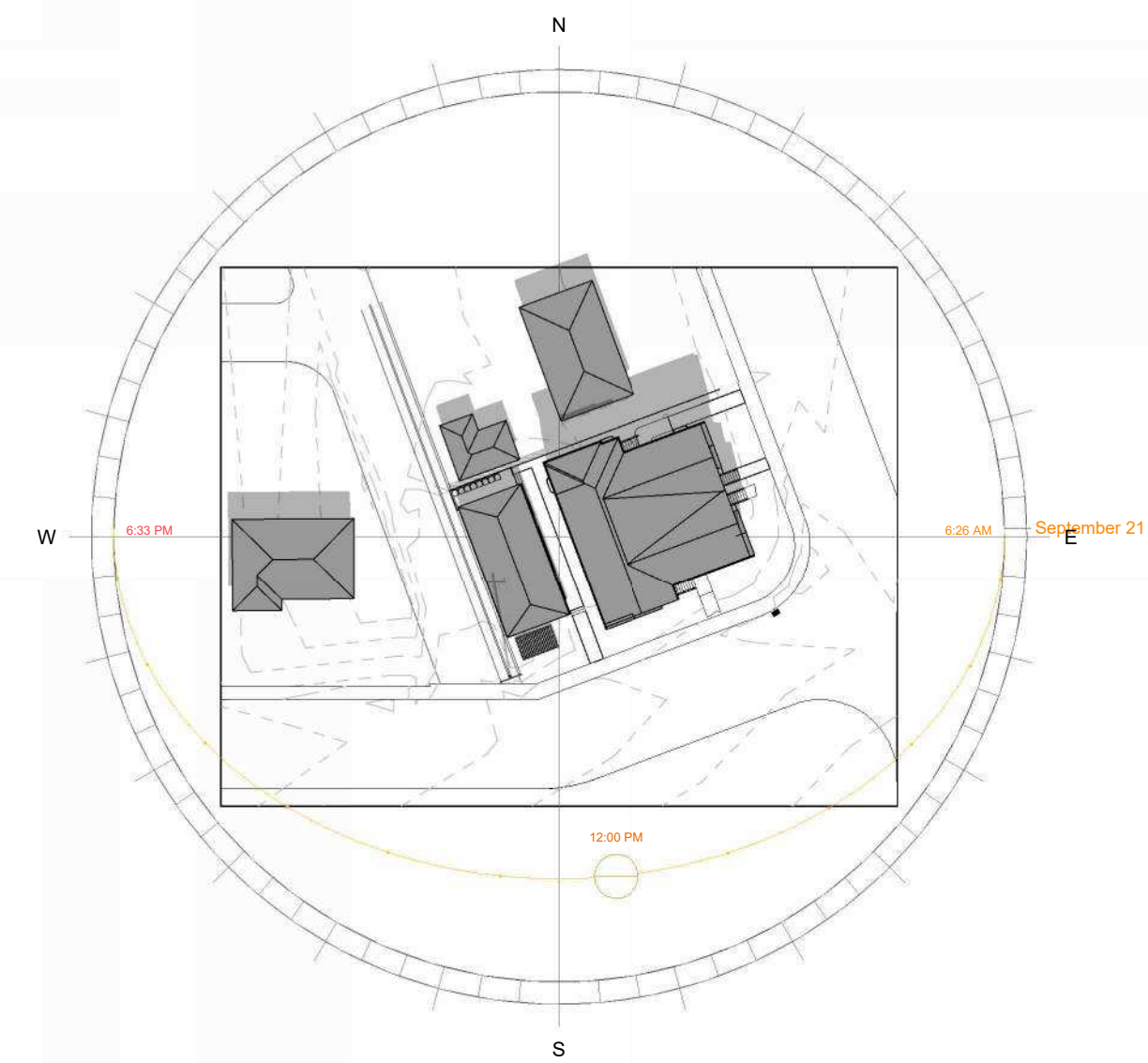
2 SHADOW STUDY-DECEMBER-9 AM



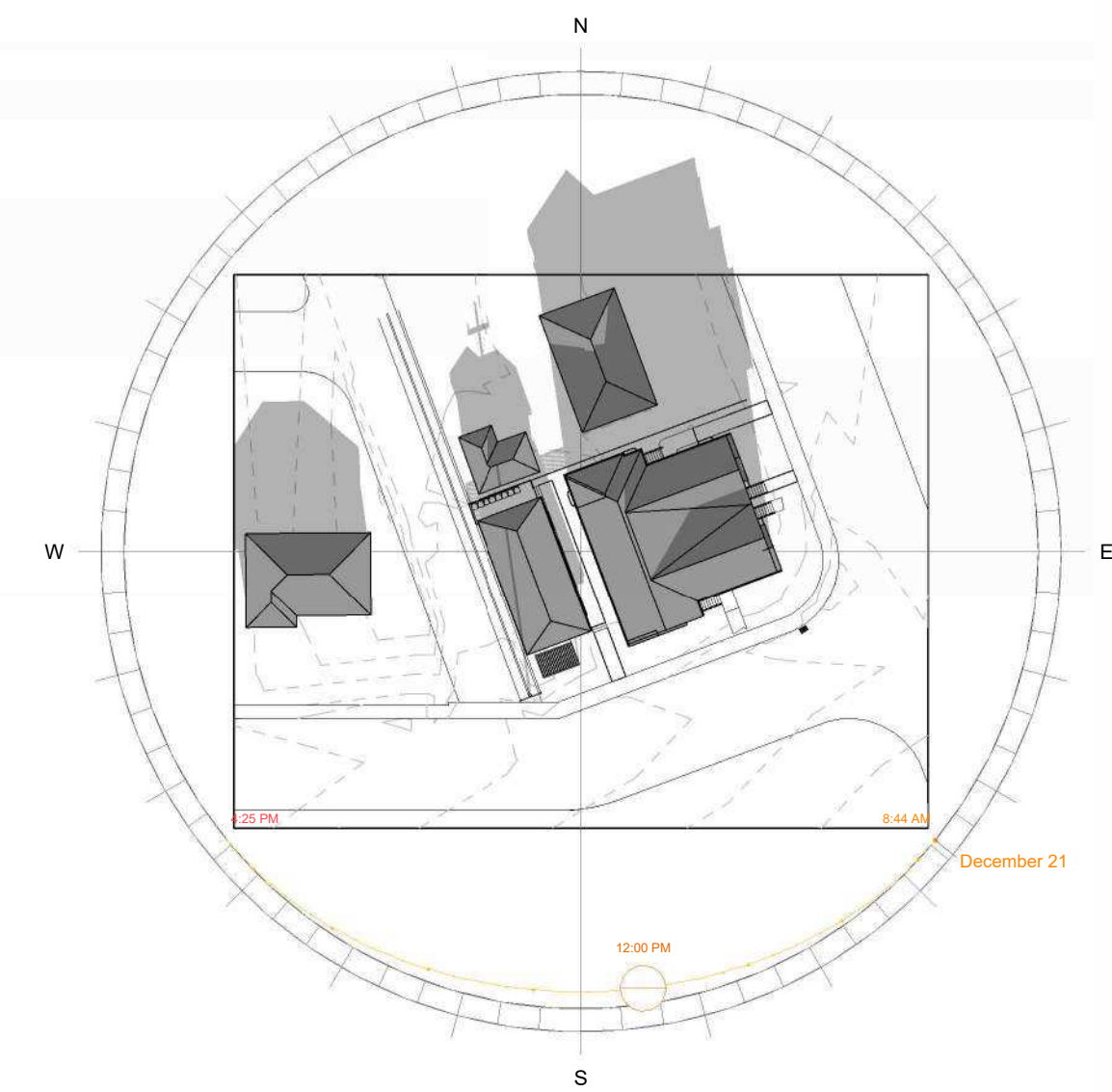
9 SHADOW STUDY-MARCH-12 PM



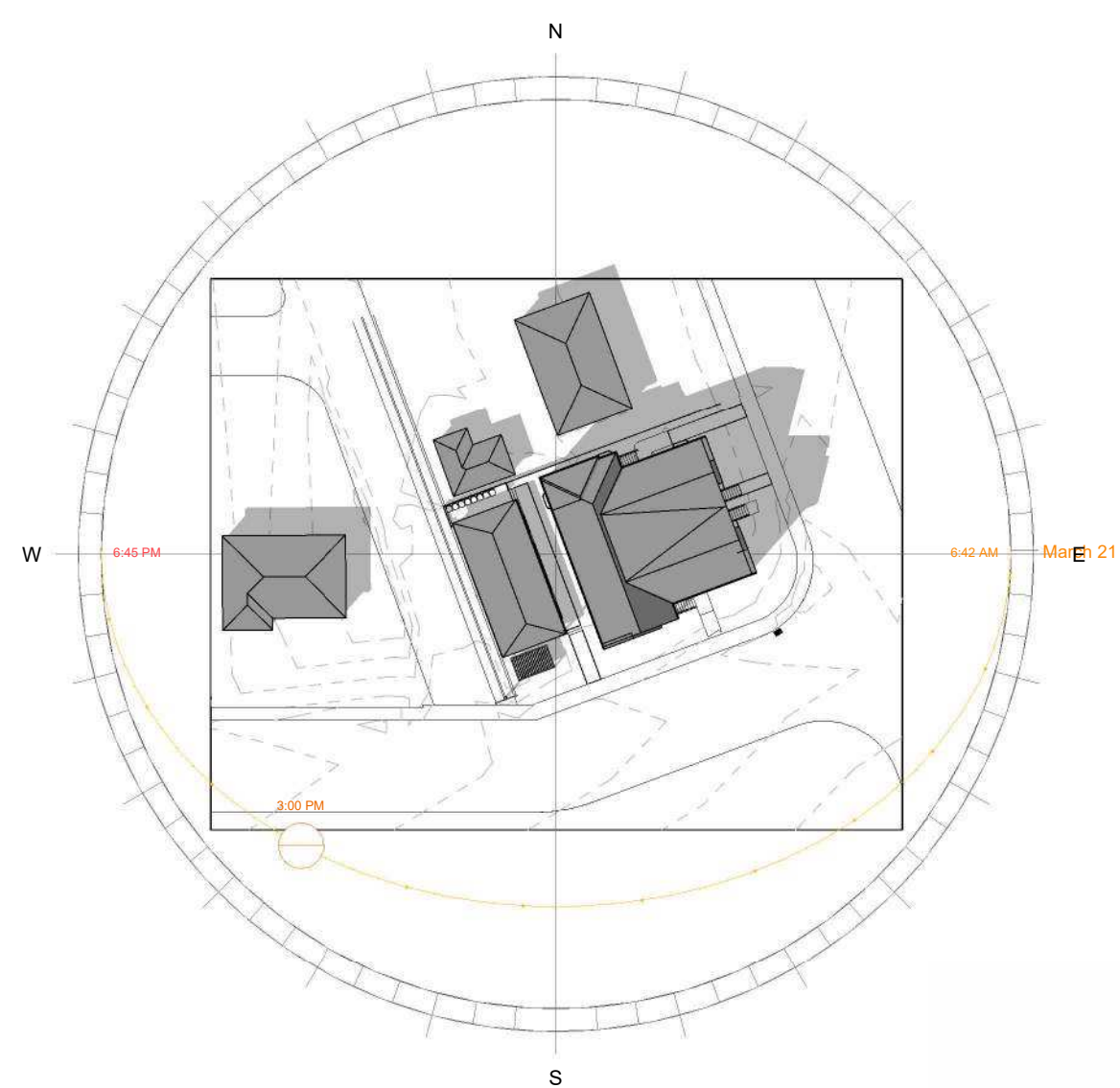
6 SHADOW STUDY-JUNE-12 PM



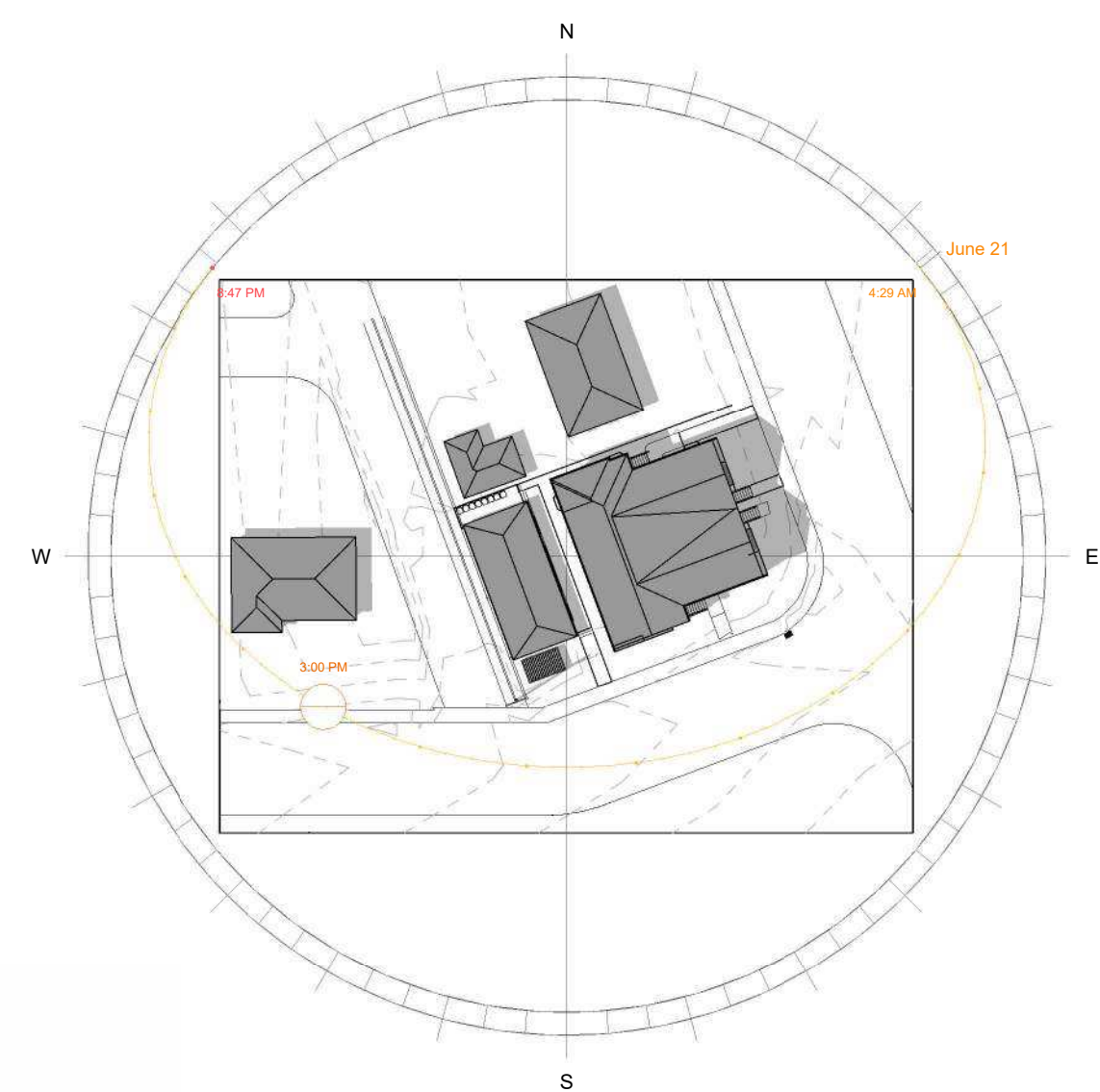
12 SHADOW STUDY-SEPTEMBER - 12 PM



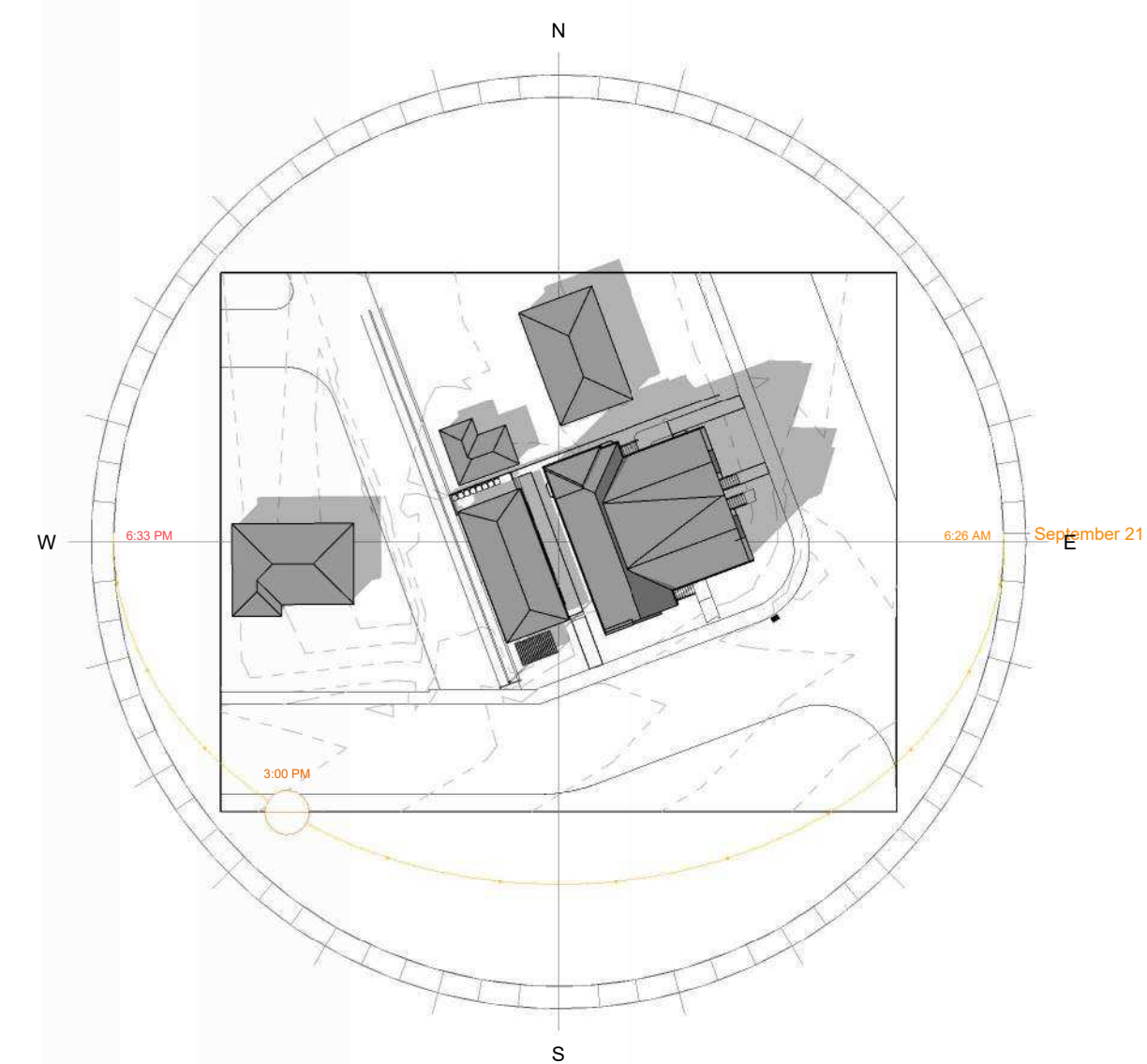
3 SHADOW STUDY-DECEMBER-12 PM



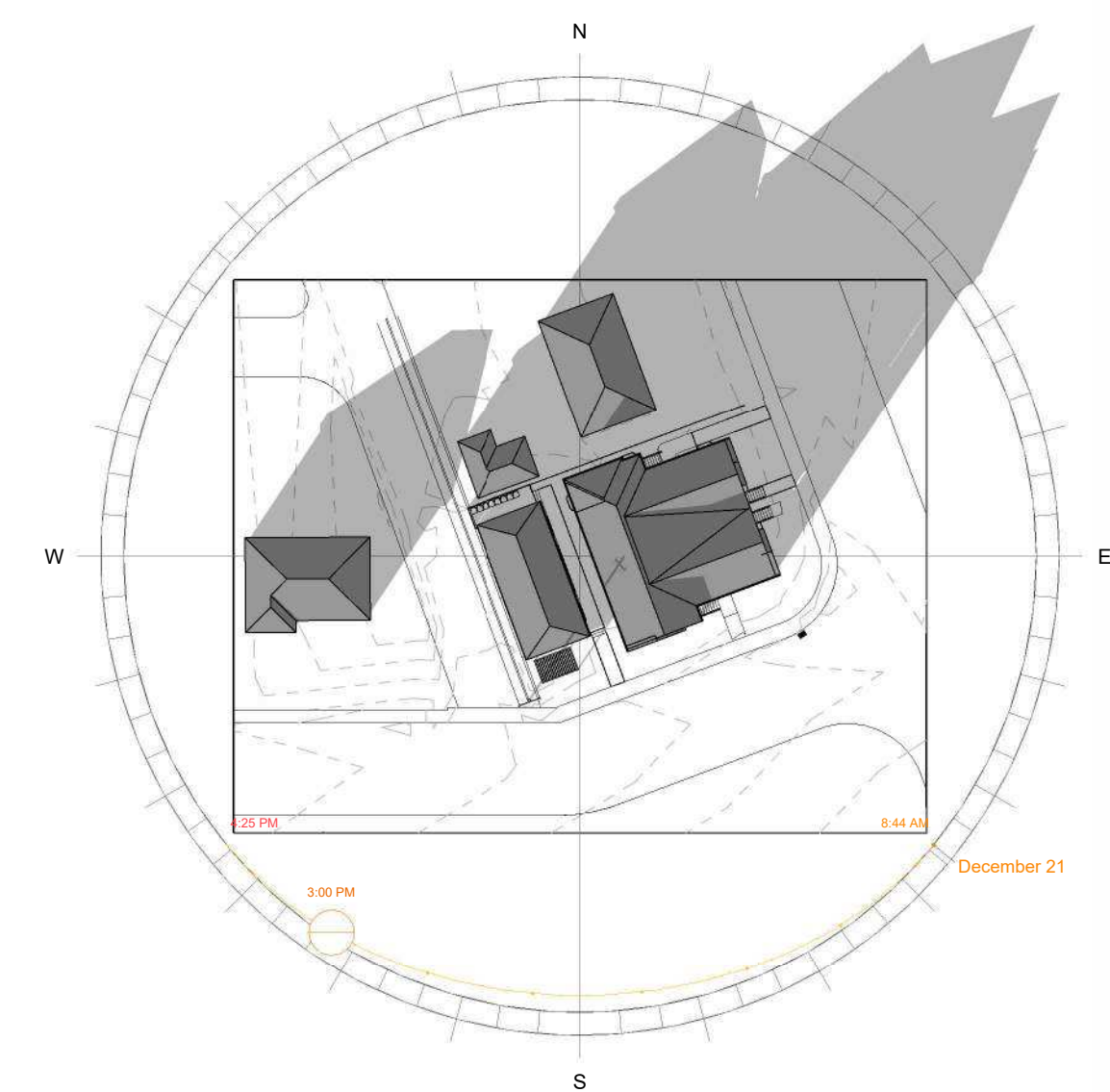
7 SHADOW STUDY-MARCH-3 PM



4 SHADOW STUDY-JUNE-3 PM



10 SHADOW STUDY-SEPTEMBER - 3 PM



1 SHADOW STUDY-DECEMBER-3 PM