

KINGSLAND 4PLEX

DRAWING SHEETS

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CLIENT:

KINGSWAY
BUILDERS

PROJECT NAME:

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:

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DRAWING TITTLE:

COVER SHEET

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	
REVISION:	
DATE OF ISSUED:	SHEET #: A0.0

PROPOSED 8-UNIT ROWHOUSE DEVELOPMENT
7431 5 STREET SW
CALGARY, ALBERTA

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

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



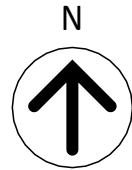


SITE LEGEND

GROSS BUILDING AREA	
FLOOR AREA	Ft ²
BASEMENT FLOOR	2819.14
MAIN FLOOR (L1)	2644.08
SECOND FLOOR (L2)	2738.65
GARAGE-DETACHED	985.54
TOTAL(LEVEL 1 + 2)	5382.73

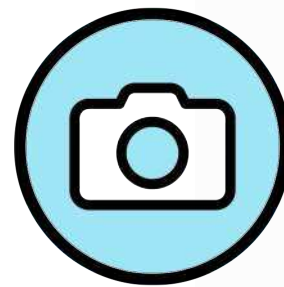
DWELLING UNIT #5 - BELOW GRADE		
FLOOR AREA	Ft ²	m ²
BASEMENT FLOOR	627.16	58.3

DP.1

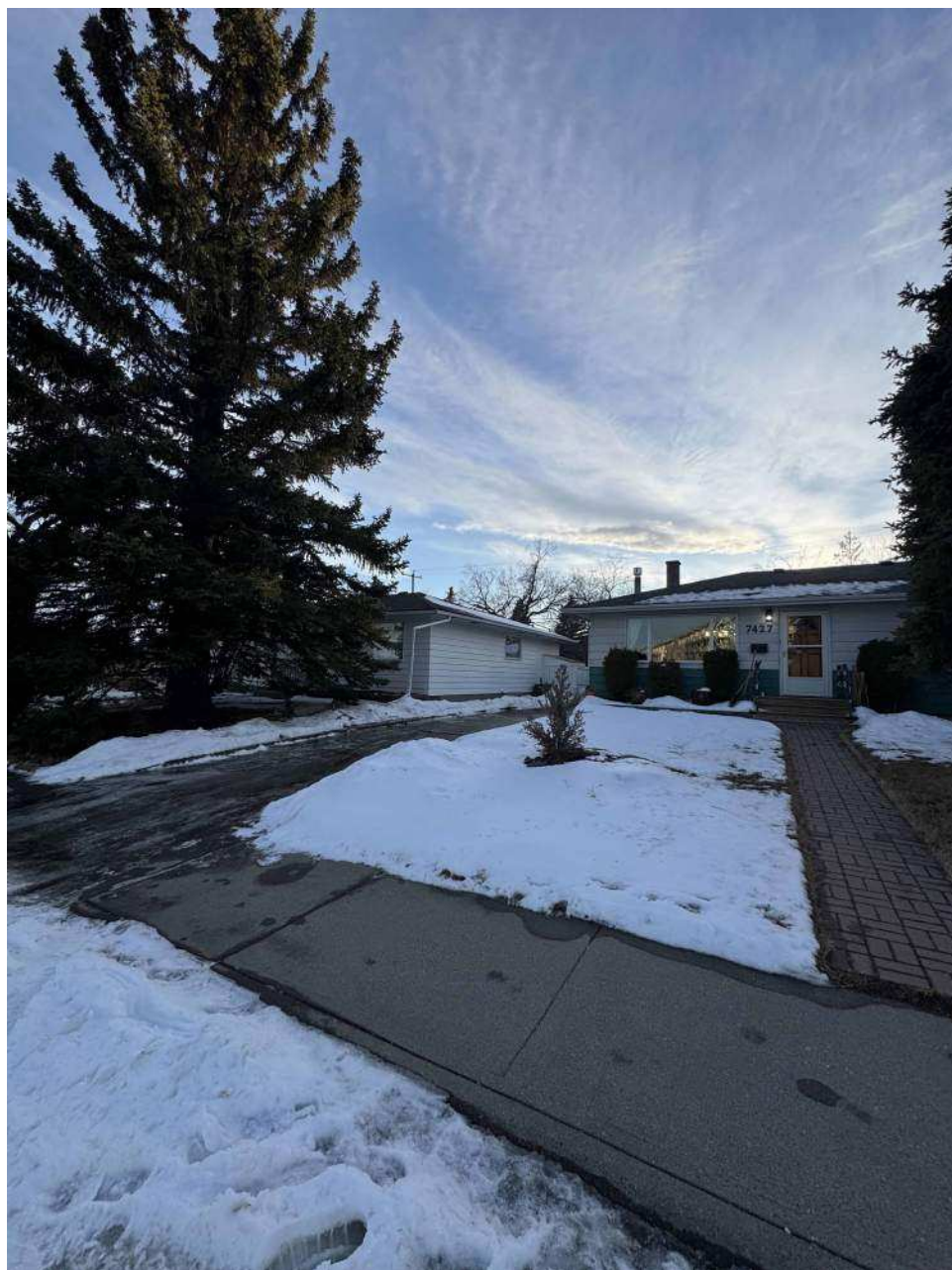


	RETAINING WALLS TO BE DEMOLISHED
	ROOF/EAVES TO BE DEMOLISHED
	RETAINING WALLS, STAIRS, LANDING PADS, PLANTING TO BE DEMOLISHED

DEMOLITION LEGEND



SITE PHOTOS



NOTE
CITY SIDEWALK AND BOULEVARD TO REMAIN

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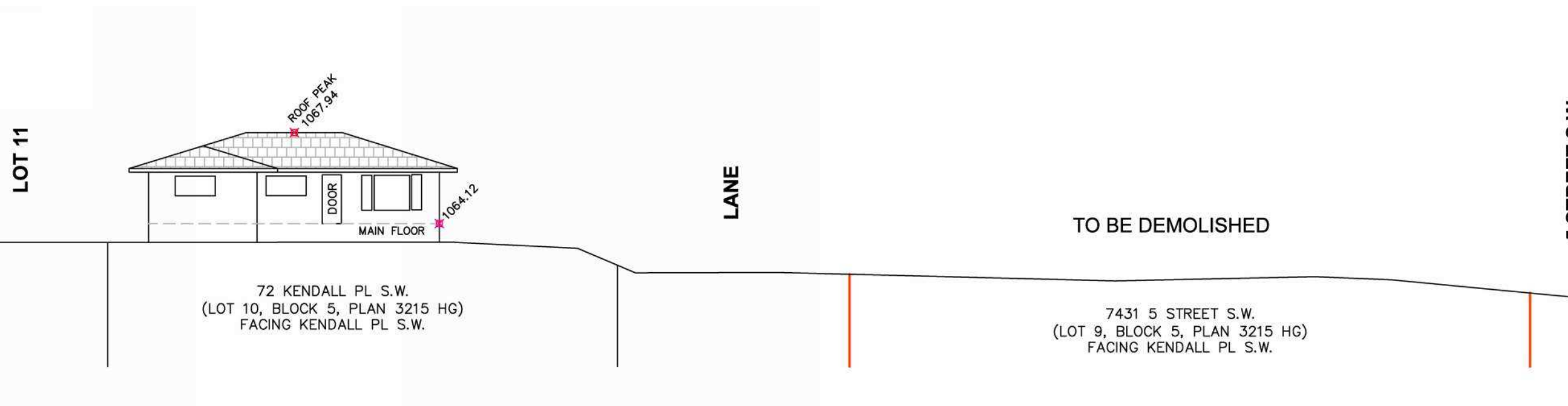
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DEMOLITION PLAN

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

DP.2

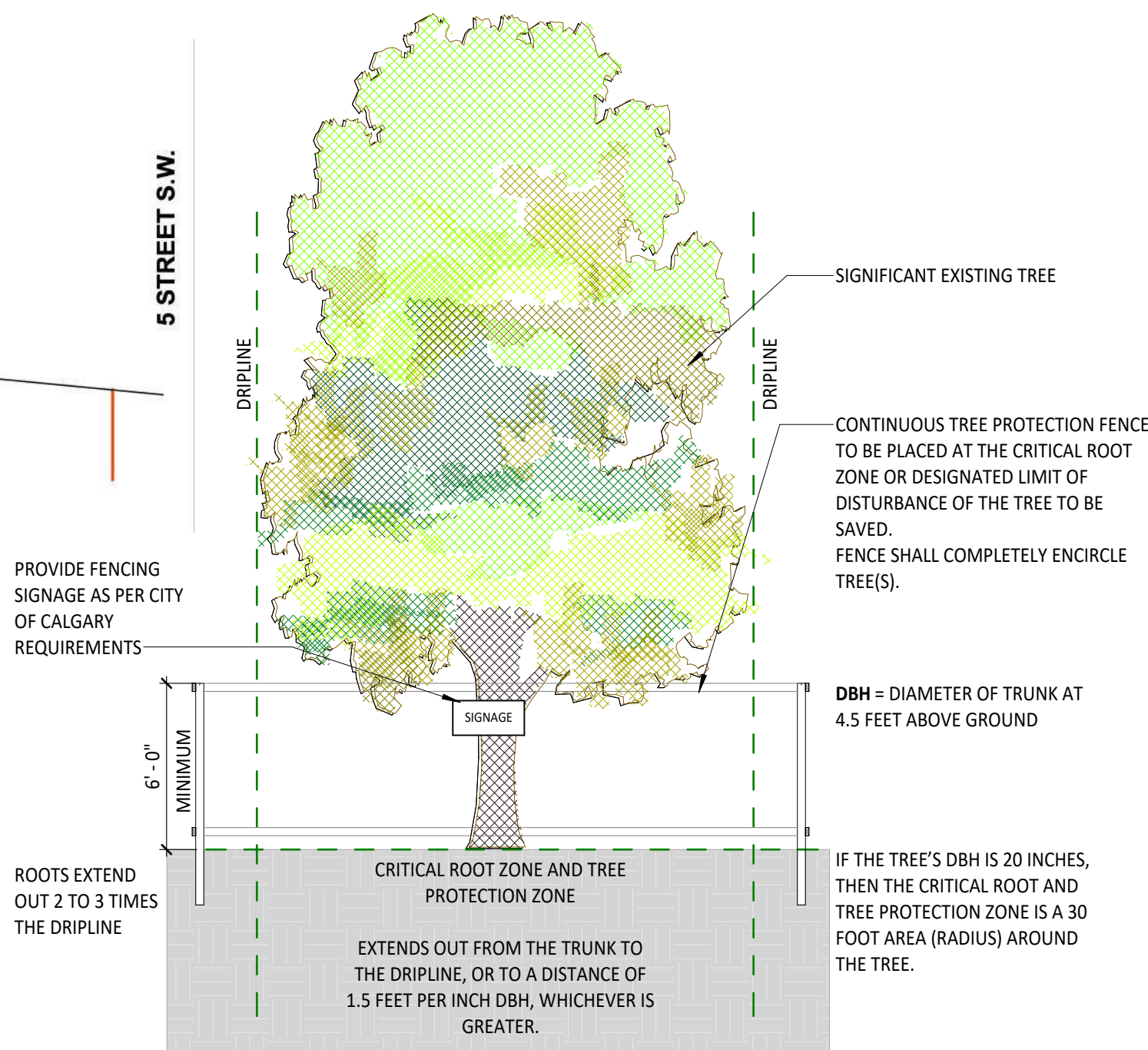
1 DEMOLITION PLAN
1 : 100



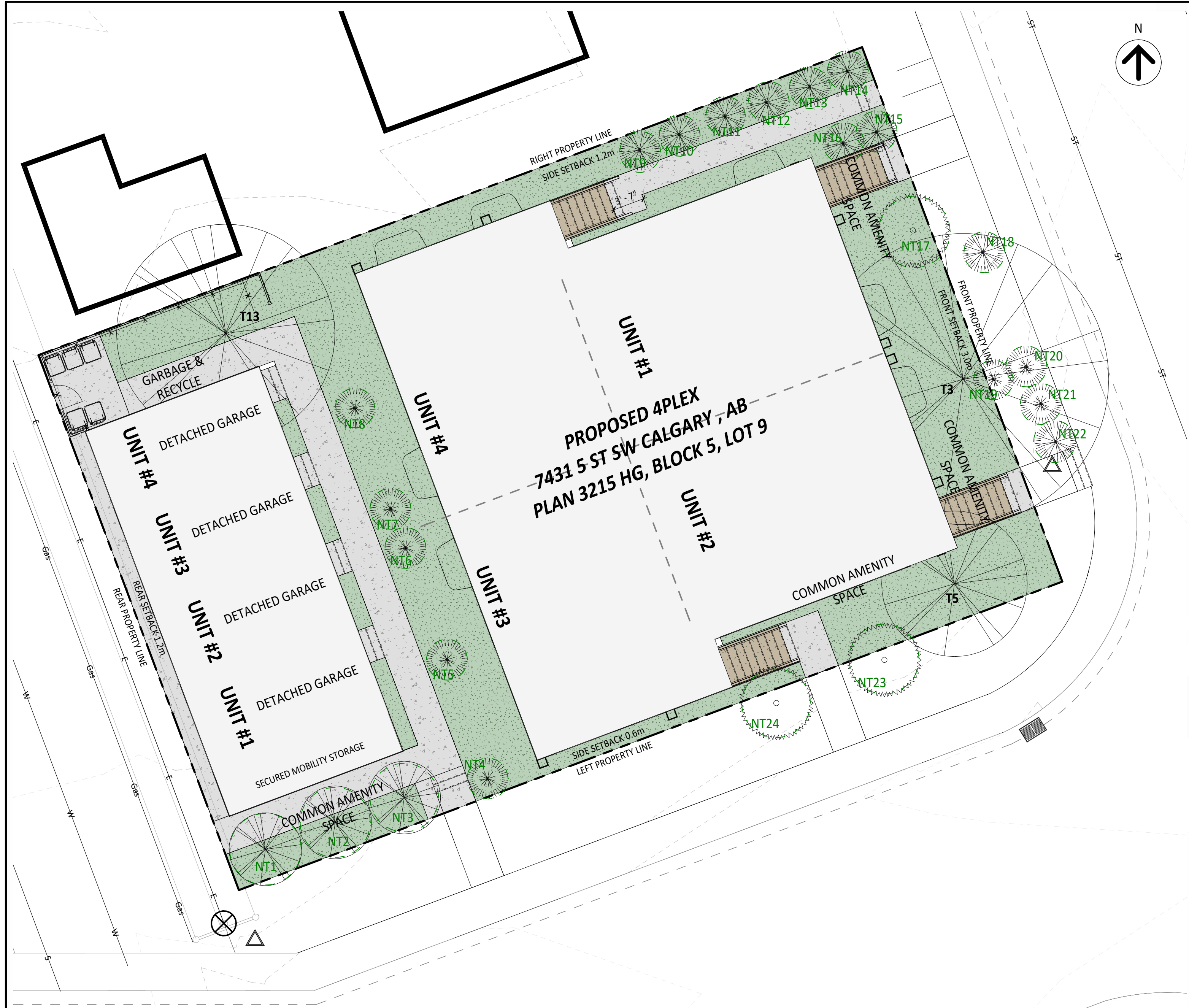
SOURH STREETSCAPE



NORTH-EAST STREETSCAPE



TREE PROTECTION ELEVATION



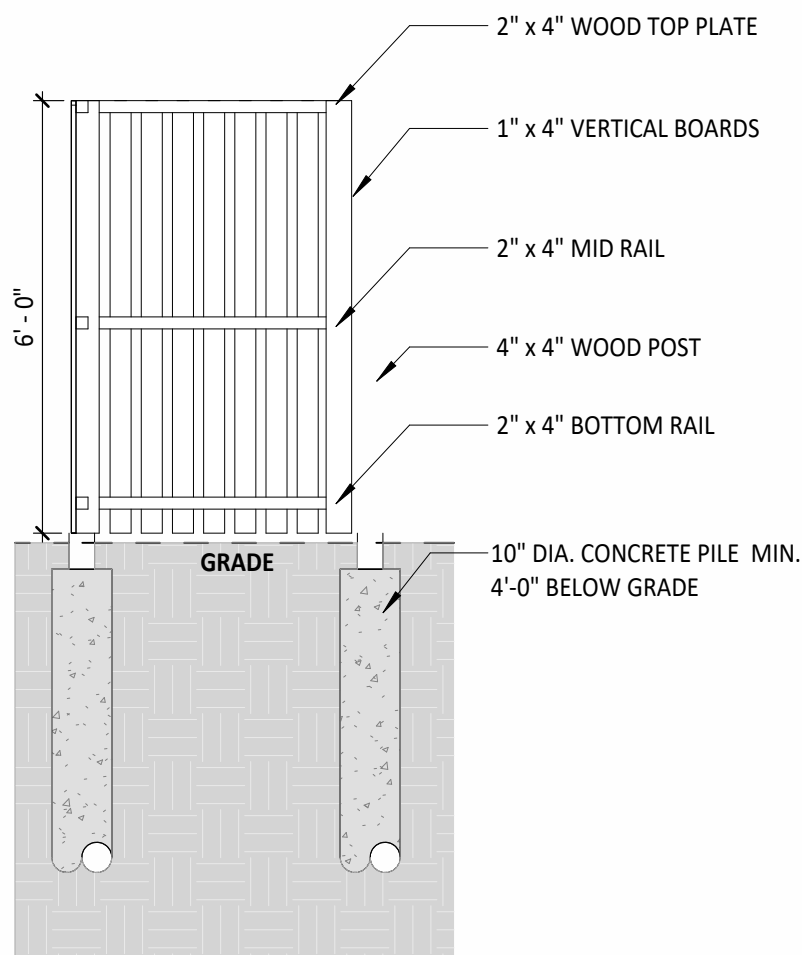
1 LANDSCAPE PLAN
1 : 100

ID	TYPE	QUANTITY	MINIMUM SIZE (AT TIME OF PLANTING)	BOTANICAL & COMMON NAME	PLANT IMAGE
NT1 NT2 NT3	DECIDUOUS TREE	03	CALIPER 50 MM	• ACER TATARICUM (HOT WINGS MAPLE) • POPULUS TREMULA 'ERECTA'(SWEDISH COLUMNAR ASPEN)	
NT17 NT23 NT24	CONIFEROUS TREE	03	HEIGHT 2.0 M	• PICEA PUNGENS (COLORADO BLUE SPRUCE)	
NT9-18	DECIDUOUS SHRUB	10	HEIGHT 300 MM	• CORNUS ALBA (IVORY HALO DOGWOOD)	
NT4-8 NT20 NT21 NT22	CONIFEROUS SHRUB	07	SPREAD 450 MM	• JUNIPERUS SABINA (CALGARY CARPET JUNIPER)	

LANDSCAPE-PLANTING

SITE AREA 6526.89 ft² (606.4 m²)
PROPOSED SOFT LANDSCAPE AREA 1980.54 ft² (184.0 m²)
HARD LANDSCAPE 710.1 ft² (66.0 m²)
1 TREE + 3 SHRUBS PER 110 M² OF PARCEL AREA
606.4 m² ÷ 110 m² = 5.51
REQUIRED TREES = 6
606.4 m² ÷ 110 m² × 3 = 16.57
REQUIRED SHRUBS = 17

PLANTING PROVIDED 6 TREE + 18 SHRUBS



2 TYPICAL WOOD FENCE ELEVATION
3/8" = 1'-0"

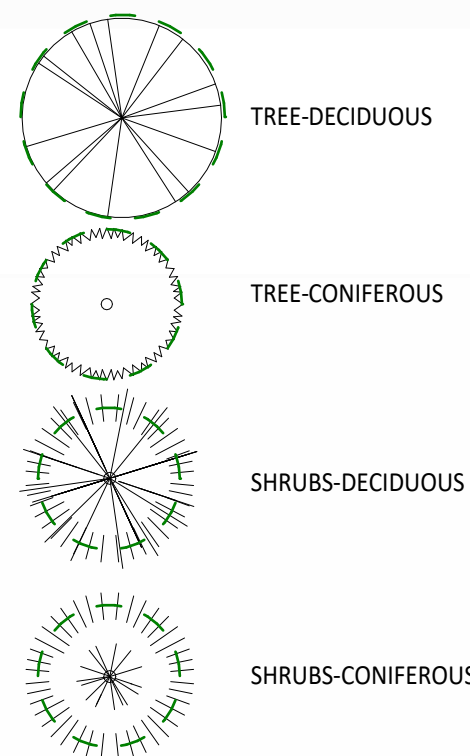
TREE SCHEDULE-EXISTING					
Tree No.	Variety	Trunk (Ø m)	Canopy (Ø m)	Height (m)	Location
T1	Coniferous	0.90	7.00	12.00	In Subject Property
T2	Bush	-	4.00	4.00	In Subject Property
T3	Deciduous	0.50	10.00	8.00	In Subject Property
T4	Bush	-	5.00	2.00	On Property Line
T5	Bush	-	5.00	3.00	On Property Line
T6	Coniferous	0.30	4.00	12.00	In Subject Property
T7	Coniferous	0.30	4.00	12.00	In Subject Property
T8	Coniferous	0.30	4.00	12.00	In Subject Property
T9	Deciduous	0.10	2.00	2.00	In Subject Property
T10	Deciduous	0.10	2.00	2.00	In Subject Property
T11	Deciduous	0.20	6.00	4.00	In Subject Property
T12	Bush	-	4.00	2.00	In Subject Property
T13	Deciduous	0.40	8.00	6.00	In Subject Property

TREE SCHEDULE-PROPOSED					
Tree No.	Variety	Caliper	Spread	Height (m)	Location
NT1	Deciduous	60 mm	-	-	In Subject Property
NT2	Deciduous	60 mm	-	-	In Subject Property
NT3	Deciduous	60 mm	-	-	In Subject Property
NT4	Shrubs	-	0.6 m	-	In Subject Property
NT5	Shrubs	-	0.6 m	-	In Subject Property
NT6	Shrubs	-	0.6 m	-	In Subject Property
NT7	Shrubs	-	0.6 m	-	In Subject Property
NT8	Shrubs	-	0.6 m	-	In Subject Property
NT9	Shrubs	-	0.6 m	-	In Subject Property
NT10	Shrubs	-	0.6 m	-	In Subject Property
NT11	Shrubs	-	0.6 m	-	In Subject Property
NT12	Shrubs	-	0.6 m	-	In Subject Property
NT13	Shrubs	-	0.6 m	-	In Subject Property
NT14	Shrubs	-	0.6 m	-	In Subject Property
NT15	Shrubs	-	0.6 m	-	In Subject Property
NT16	Shrubs	-	0.6 m	-	In Subject Property
NT17	Deciduous	60 mm	-	-	In Subject Property
NT18	Shrubs	-	0.6 m	-	In Subject Property
NT19	Shrubs	-	0.6 m	-	In Subject Property
NT20	Shrubs	-	0.6 m	-	In Subject Property
NT21	Shrubs	-	0.6 m	-	In Subject Property
NT22	Shrubs	-	0.6 m	-	In Subject Property
NT23	Coniferous	-	-	2 m	In Subject Property
NT24	Coniferous	-	-	2 m	In Subject Property

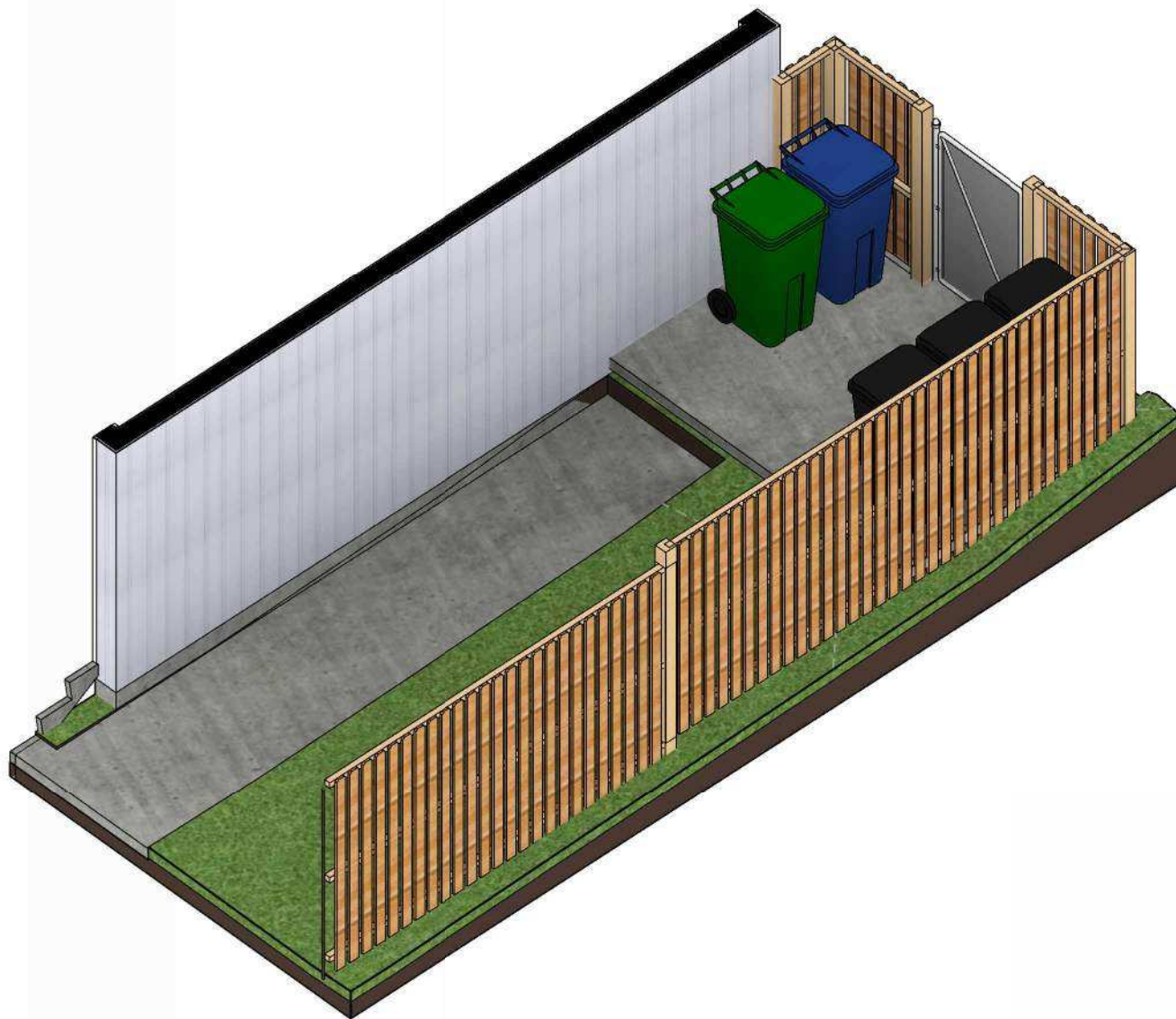
---	Property Line
- - -	Setback Line
---	Projection Line
- x - x	Fence Line
- s - s	Sanitary Line
- st - st	Storm Line
- w - w	Water Line
- g - g	Gas Line
- e - e	Electrical Line
- - -	To Be Demolished

	PROPOSED CONCRETE PATHWAY/ DRIVE LANE (BROOM FINISH)	764.09ft ²
	PROPOSED SOFTSCAPE (SOD)	1823.89 ft ²
	PERMEABLE PAVERS	0 ft ²
	MULCH	136.62 ft ²

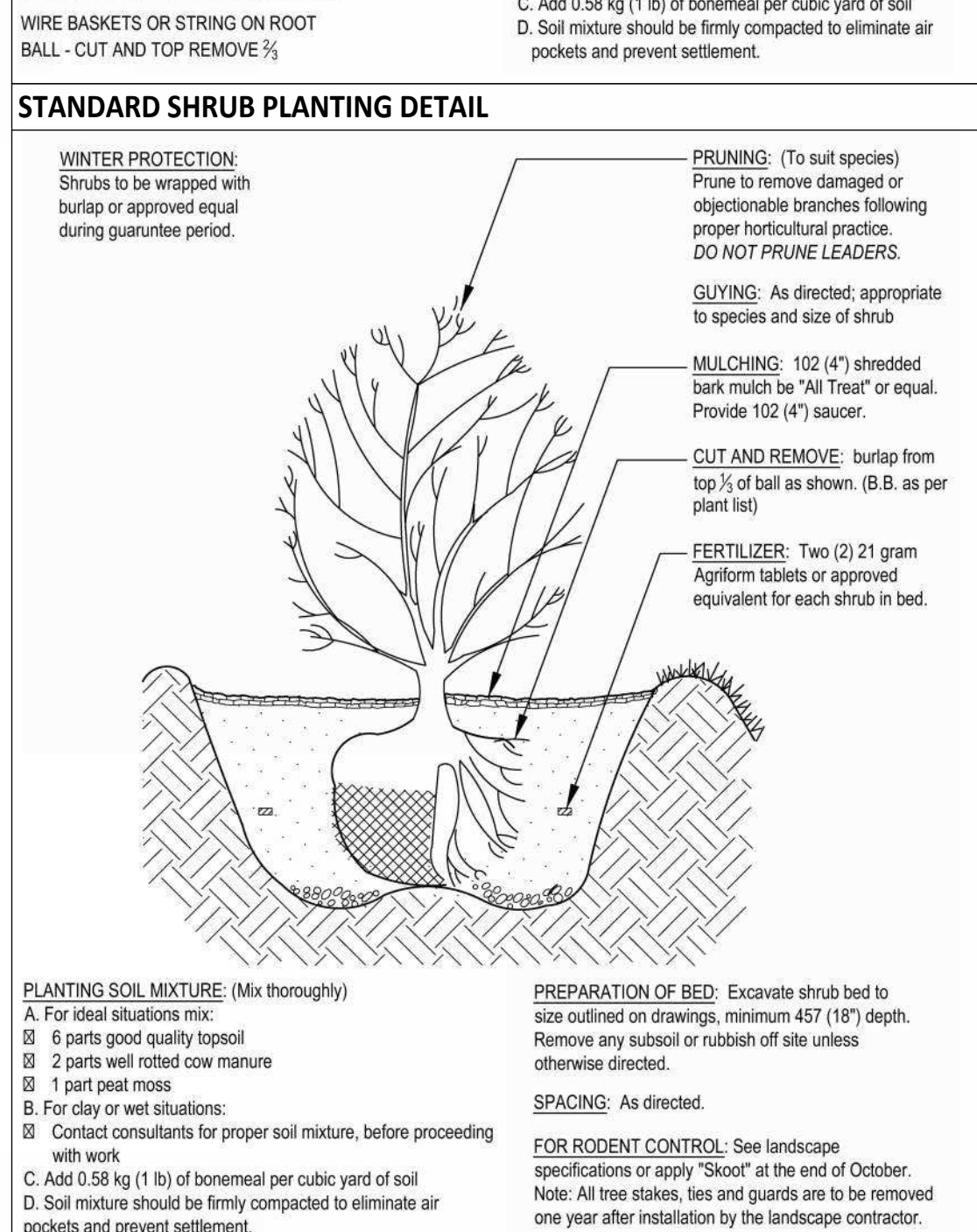
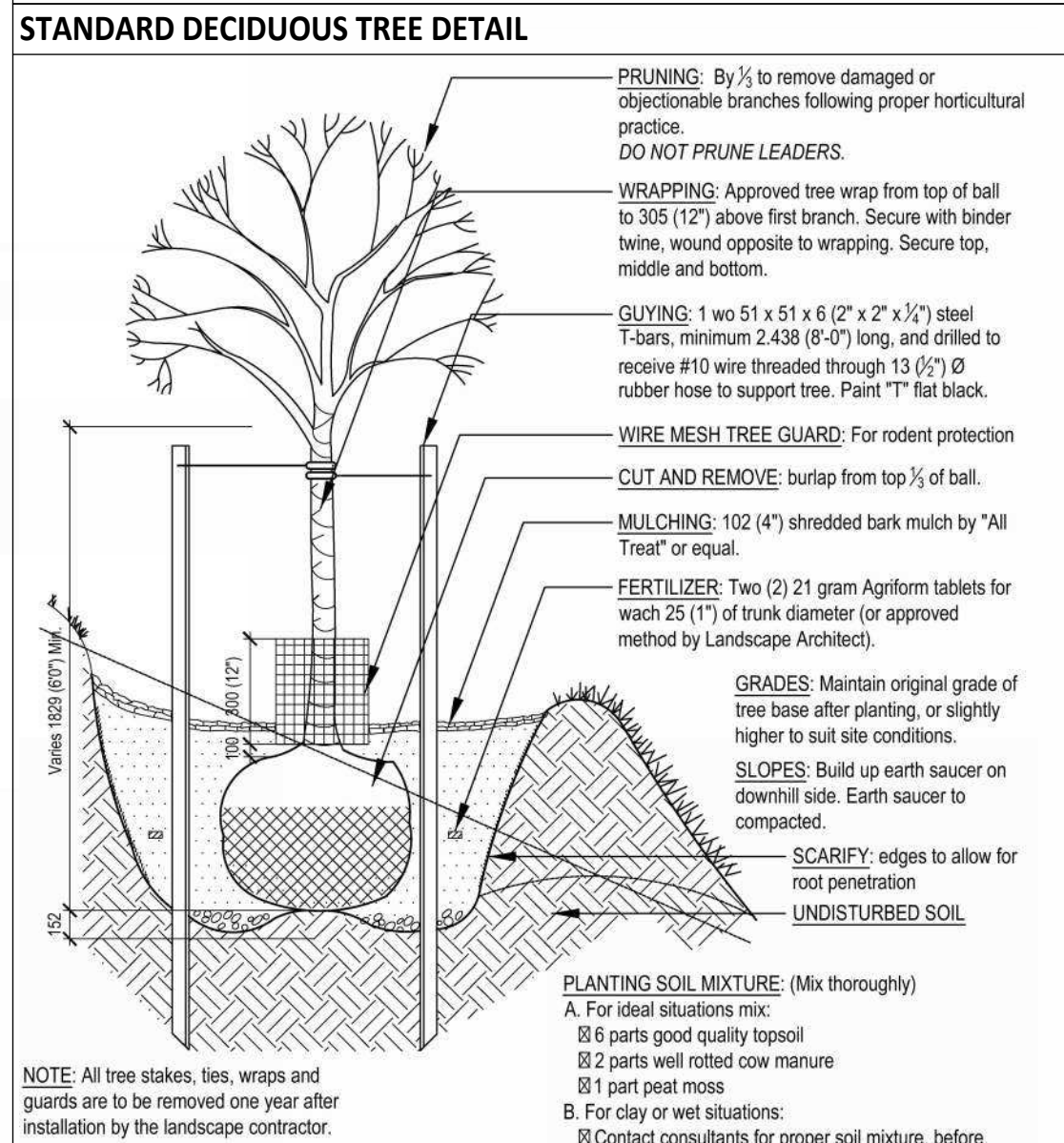
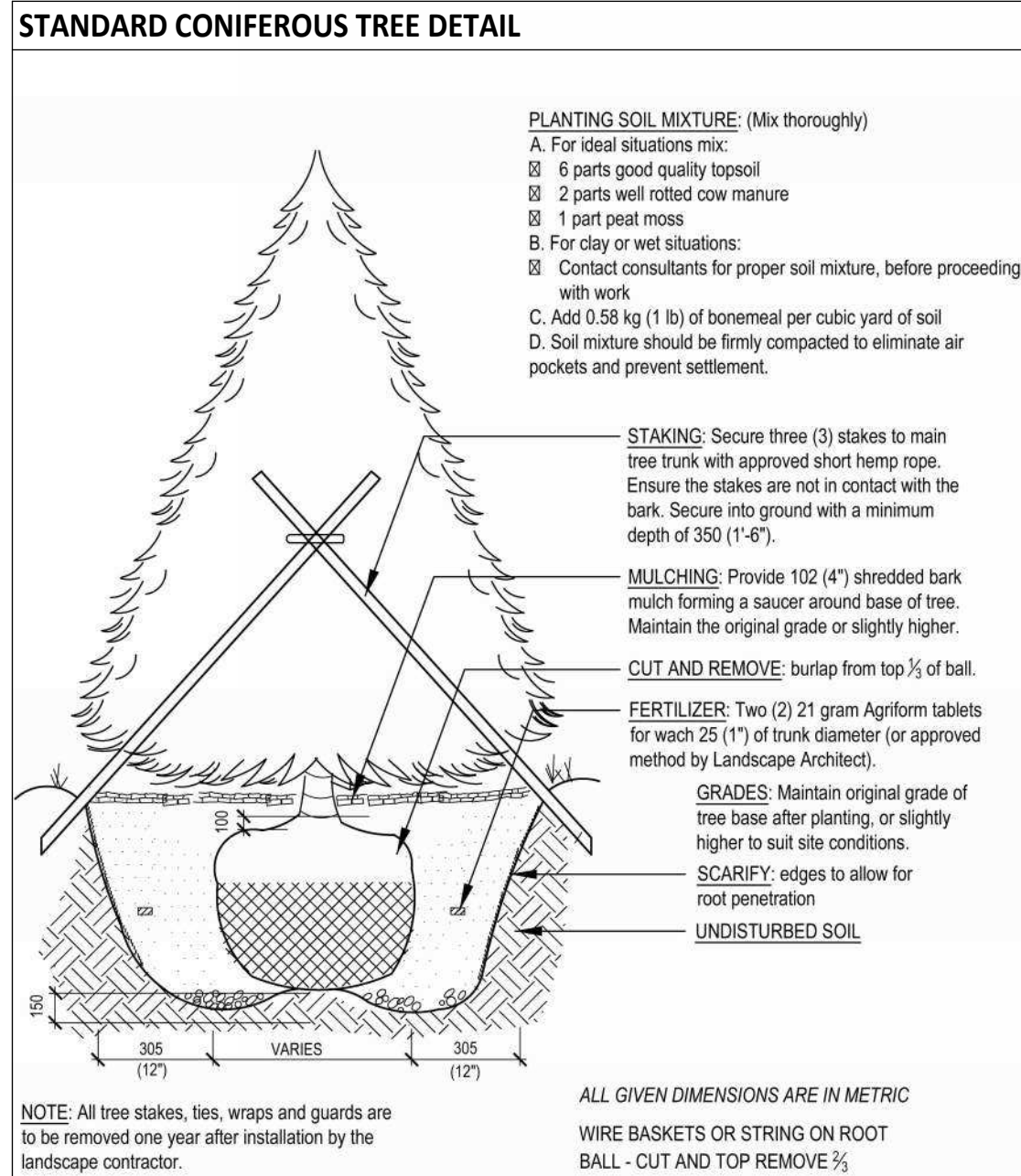
SITE LEGEND



LANDSCAPE-TREE LEGEND



GARBAGE ENCLOSURE



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

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KINGSWAY DRAFTING & DESIGN

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

Rev	Description	Date

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: Author

REVIEWED BY :

DRAWN BY:

PROJECT FILE # :

SCALE: As indicated

REVISION:

DATE OF ISSUED: SHEET #:

DP.4

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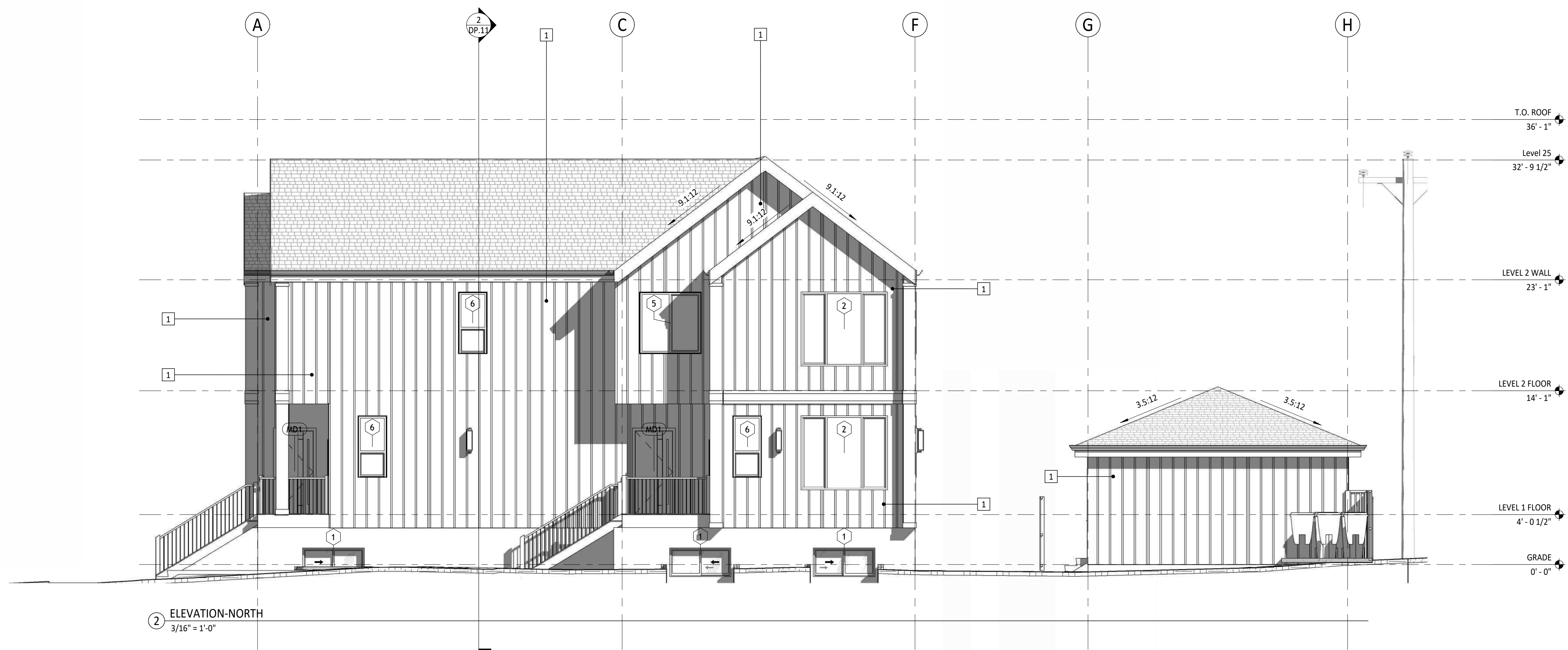
DRAWING TITTLE:

ELEVATIONS

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PROJECT FILE # :	
SCALE:	3/16" = 1'-0"
REVISION:	
DATE OF ISSUED:	SHEET #: 25

DP.9

① ELEVATION-EAST
3/16" = 1'-0"



2	ELEVATION-NORTH
	$3/16" = 1'-0"$

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DRAFTING & DESIGN

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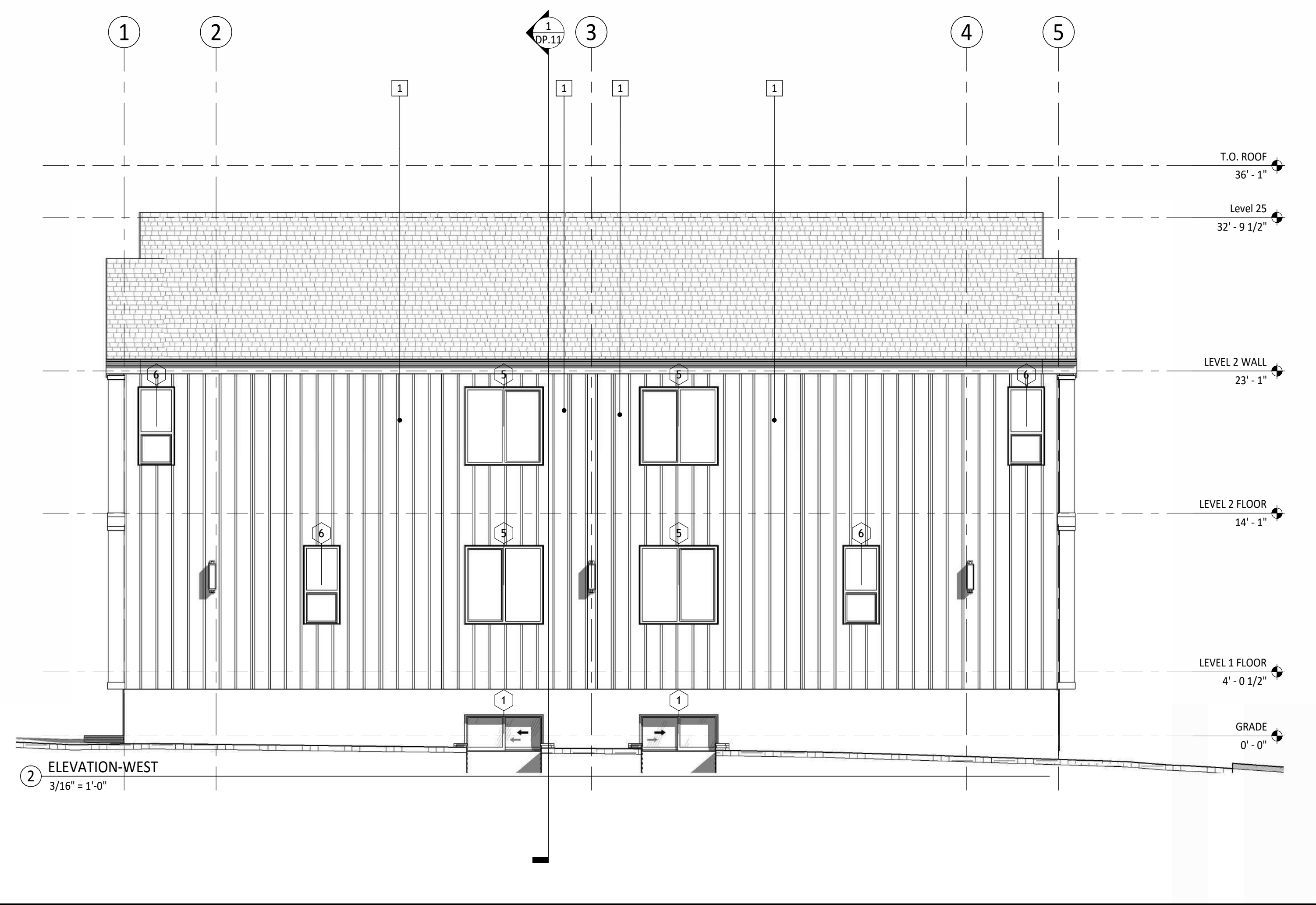
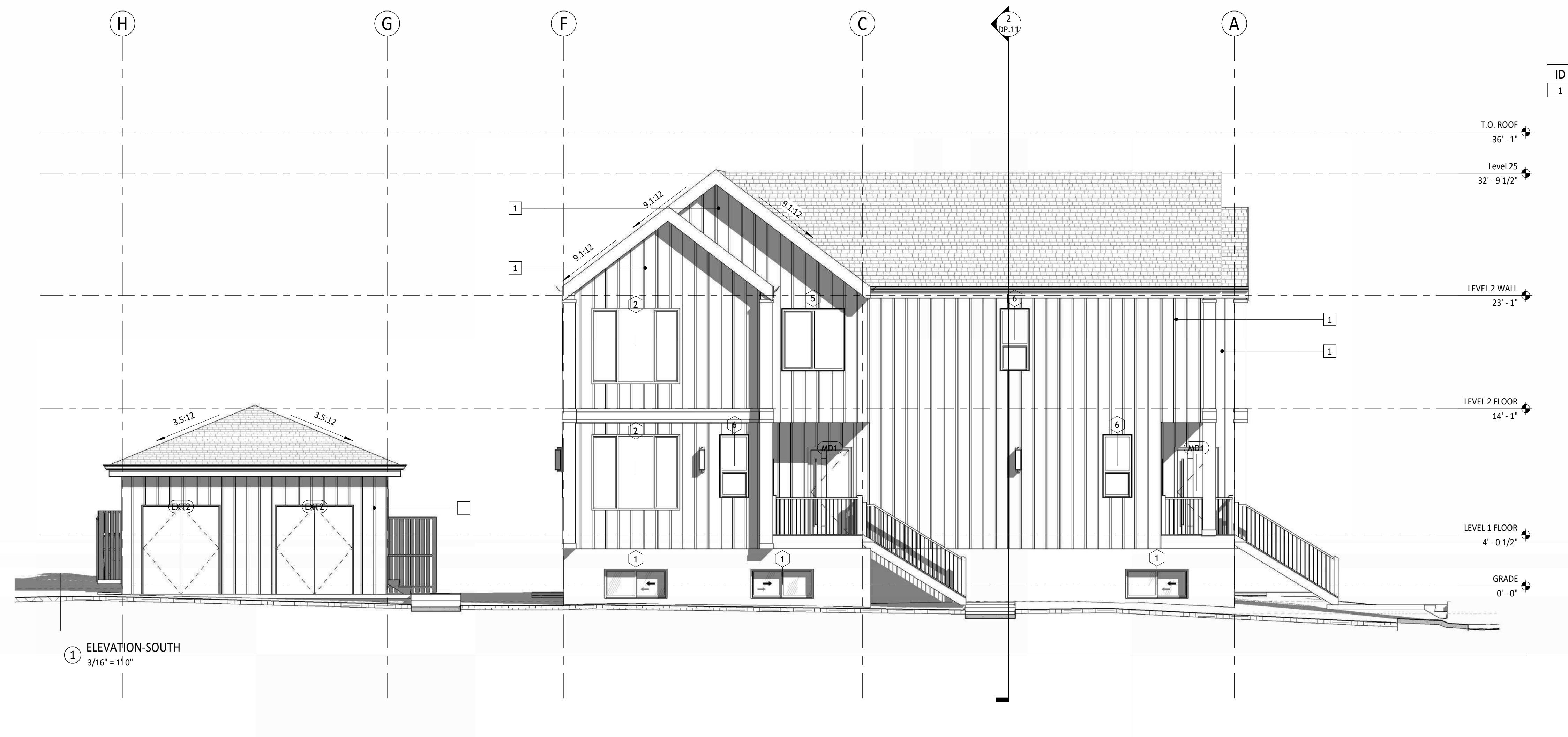
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DRAWING TITLE:

ELEVATIONS

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SCALE:	3/16" = 1'-0"
REVISION:	
DATE OF ISSUED:	SHEET #: DP.10





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KINGSWAY
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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 #: DP.12