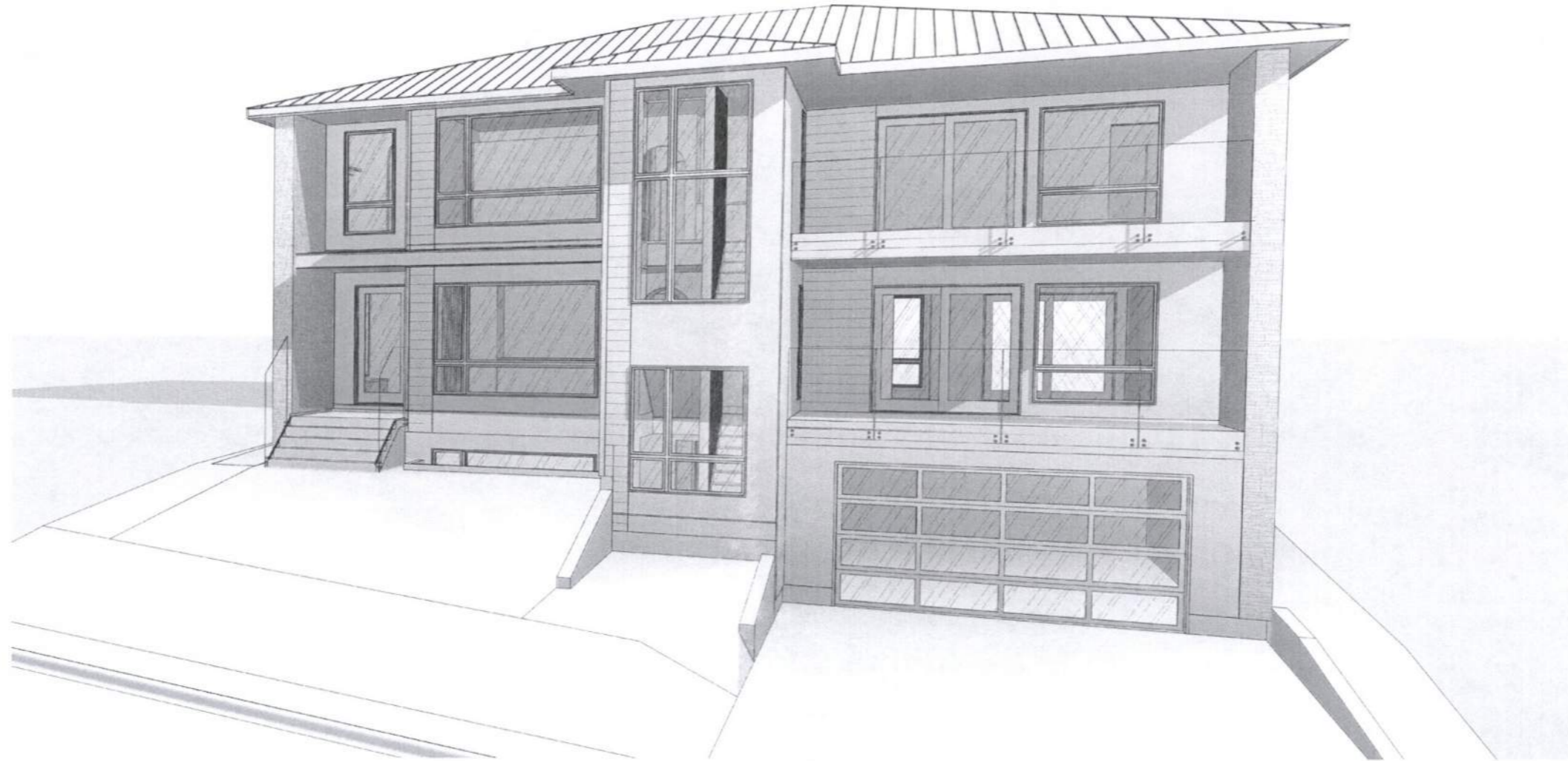


DP DRAWING INDEX

Sheet Number	Sheet Name
A0	DP COVER PAGE
A1	DP SITE PLAN
A2	DP BLOCK PLAN
A3	DP STREETScape & DRIVEWAY SECTION
A4	DP Lower Floor Plan
A5	DP Main floor plan
A6	DP Upper Floor Plan
A7	DP FRONT ELEVATION
A8	DP REAR ELEVATION
A9	DP LEFT ELEVATION
A10	DP RIGHT ELEVATION



PROJECT INFORMATION
1437

PROJECT NO
2026-01

MUNICIPAL ADDRESS
**1437
23 Street S.W.
Calgary Alberta**

LEGAL ADDRESS
**LOT 18
BLOCK 271
PLANS 1904 FU**

CONTRACT
Scarbro/ Sunalts West

OWNER
R-CG

DEVELOPMENT PERMIT
Pending Review

BUILDING PERMIT
Pending Review

REVISION SCHEDULE

No	Date	Description

GENERAL NOTES:

ALL CONSTRUCTION TO COMPLY WITH ALBERTA BUILDING CODE, REGULATIONS, RULES AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION

PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPARATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS.

PROVIDE AND MAINTAIN CONTINUOUS AIR/VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH SEALANT TO ACHIEVE A CONTINUOUS BARRIER.

PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT.

VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATIONS. PROMPTLY NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS.

DIMENSIONS ARE TAKEN TO GRID LINES, TO FACE OF STUD, TO FACE OF CONCRETE WALLS AND TO FACE OF CONCRETE SLAB.

THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THIS PROJECT.

THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.

REFER TO STRUCTURAL DRAWINGS FOR COLUMN SHAPES, SIZES, LOCATIONS AND REINFORCEMENT.

ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.

ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALL TO BE SPACED A MINIMUM OF 3" FROM THE ADJACENT WALL UNLESS NOTED OTHERWISE.

ALL DOOR OPENINGS IN CONCRETE WALLS TO BE 4" FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.

PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING.

ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURERS RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE DRAWINGS.

MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION.

CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENING SIZES TO SUIT.

INSTALL AND CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.

PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURERS OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.

KITCHEN AND BATH CABINETS:

THE ARCHITECTURAL PLANS INDICATE PLANNING AND LAYOUT OF KITCHEN AND BATHROOM CABINETS. REFER TO FABRICATORS SPECIFICATIONS FOR FINAL DETAILS. IT IS THE INTENTION OF THE OWNER THAT THE KITCHEN AND BATH CABINETS, CASEWORK AND ALL RELATED COUNTERTOPS AND MILLWORK BE PROVIDED AND A DESIGN/BUILD BASIS, WITH ALL WORK INCLUDED TO PROVIDE COMPLETE, CODE COMPLIANT AND FUNCTIONAL INSTALLATION COORDINATED WITH OWNER SUPPLIED APPLIANCES AND THE WORK OF OTHER TRADES INCLUDING PLUMBING, ELECTRICAL POWER AND LIGHTING.

MECHANICAL AND ELECTRICAL NOTES:

IT IS THE INTENTION OF THE OWNER THAT THE MECHANICAL AND ELECTRICAL SYSTEMS BE PROVIDED ON A DESIGN BUILT BASIS, WITH ALL WORK INCLUDED TO PROVIDE COMPLETE, CODE COMPLIANT SYSTEMS FOR HEATING, PLUMBING, ELECTRICAL POWER, COMMUNICATIONS AND LIGHTING.

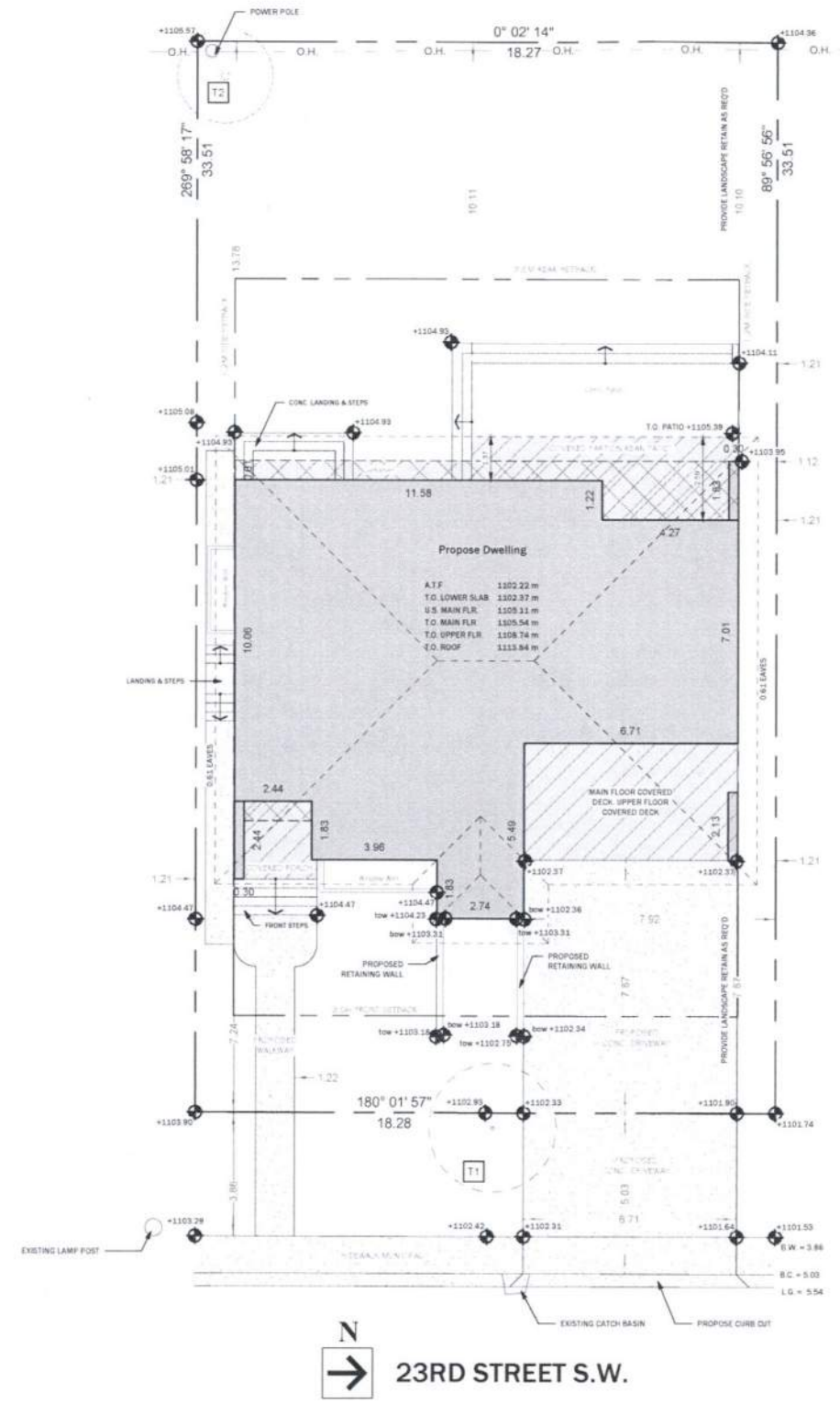
ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF WALL SHEATHING
ALL INTERIOR WALL DIMENSIONS ARE TO THE FACE OF STUD
ALL CONCRETE DIMENSIONS ARE TO THE FACE OF CONCRETE
ALL POST DIMENSIONS ARE TO THE CENTERLINE OF POST
VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION & REPORT ANY ERRORS OR OMISSIONS TO DRAFTSPERSON FOR CLARIFICATION

DATE FOR SET DATE DATE DATE

DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

DP COVER PAGE



Parcel Coverage Calculation

Parcel Area	Building Coverage	% Parcel Coverage
431.42 m ²	206.51 m ²	33.74%

Planting Schedule

Mark	Species	Location	Canopy	Height	Trunk Dia	Status
T1	Deciduous	Backward	4 m	4 m	0.1 m	Remove
T2	Deciduous	Lot 18	3 m	4 m	0.25 m	Remove

BUILDER INFORMATION

PROJECT NO.
1437

PROPOSED ADDRESS

2026-01
**1437
23 Street S.W.
Calgary Alberta**

LEGAL ADDRESS

**LOT 18
BLOCK 271
PLANS 1904 FU**

COMUNITY

Scarbro/ Sunalts West

ZONING

R-CG

DEVELOPMENT PERMIT NO.

Pending Review

BUILDING PERMIT NO.

Pending Review

REVISION SCHEDULE

No.	Date	Description
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SCALE FOR	REVISION	ISSUE DATE
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DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

DP SITE PLAN

A1

1 Site Plan
1:100



PROJECT INFORMATION
1437

PROJECT NO.
2026-01

LEGAL ADDRESS
**1437
23 Street S.W.
Calgary Alberta**

LEGAL ADDRESS
**LOT 18
BLOCK 271
PLANS 1904 FU**

COMMUNITY
Scarbro/ Sunalta West

STATUS
R-CG

DEVELOPMENT PERMIT NO.
Pending Review

BUILDING PERMIT NO.
Pending Review

REVISION SCHEDULE

No.	Date	Description

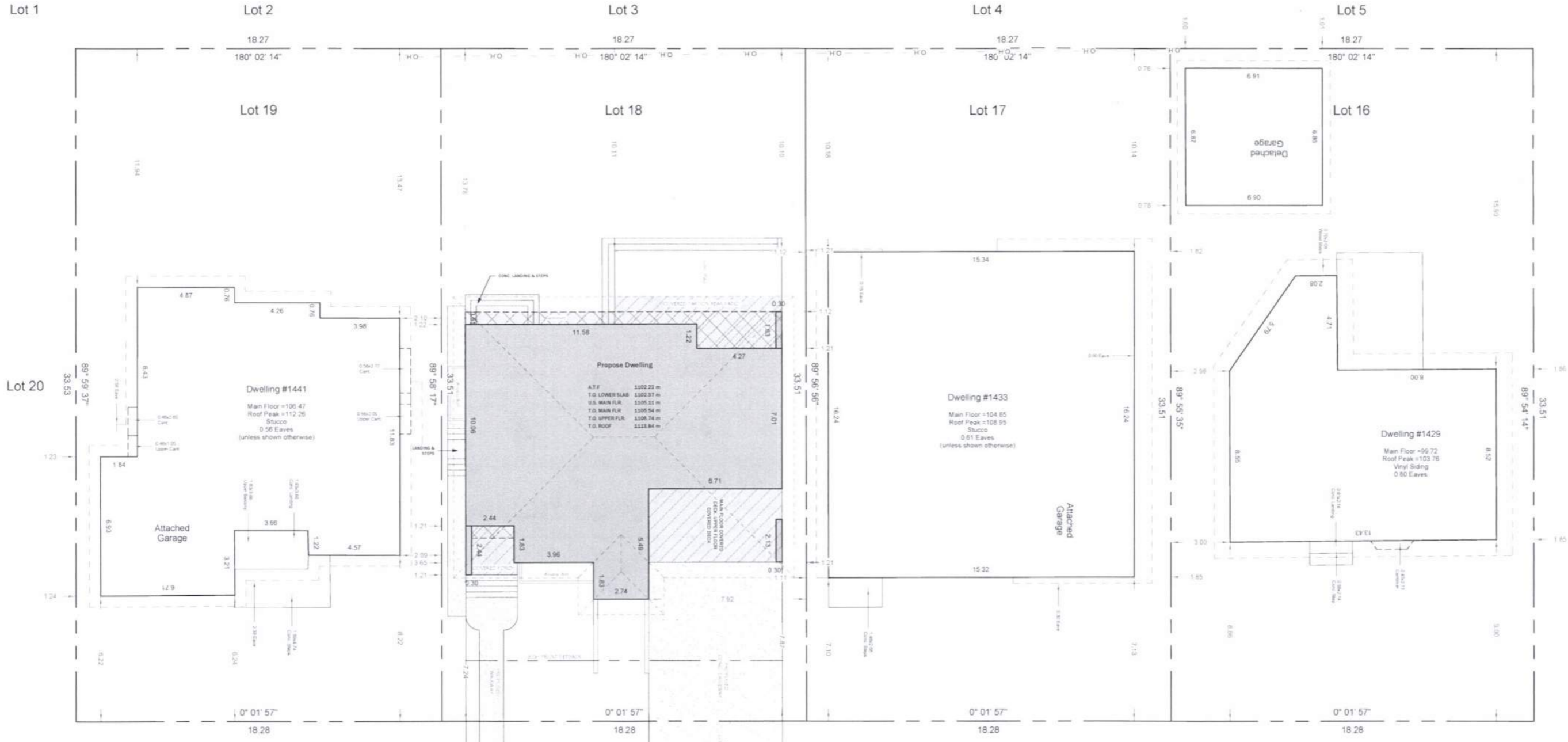
REVISION SET DATE

DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

DP BLOCK PLAN

A2



23rd Street S.W.

PROJECT INFORMATION

1437

PROJECT NO:
2026-01

MUNICIPAL ACORN NO:
1437
23 Street S.W.
Calgary Alberta

LEGAL ADDRESS:
LOT 18
BLOCK 271
PLANS 1904 FU

COMMENTS:
Scarbro/ Sunalta West

STATUS:
R-CG

DEVELOPMENT PERMIT NO:
Pending Review

BUILDING PERMIT NO:
Pending Review

REVISION SCHEDULE

No	Date	Description
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ISSUE DATE: SET DATE: DATE DATE:

DEVELOPMENT PERMIT 2026-03-24

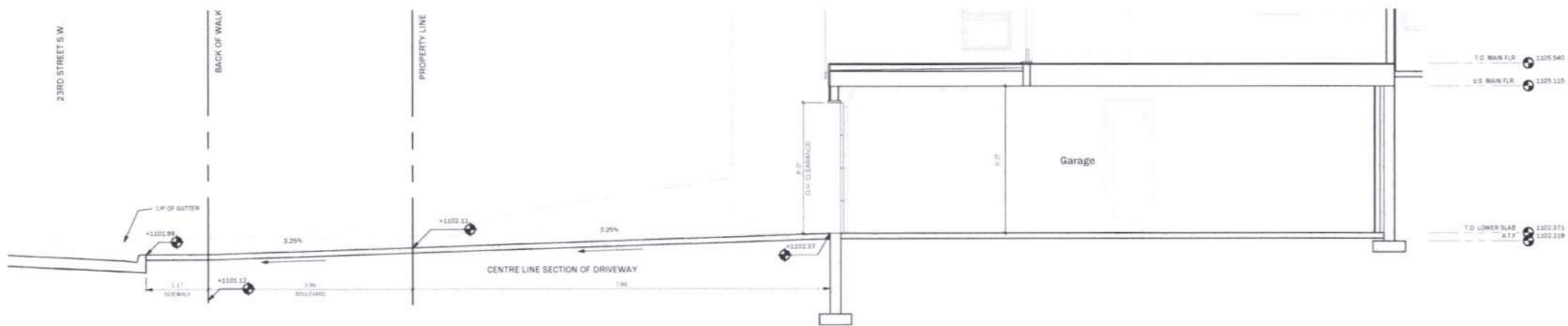
DEVELOPMENT PERMIT
DRAWING SET

DP STREETScape &
DRIVEWAY SECTION

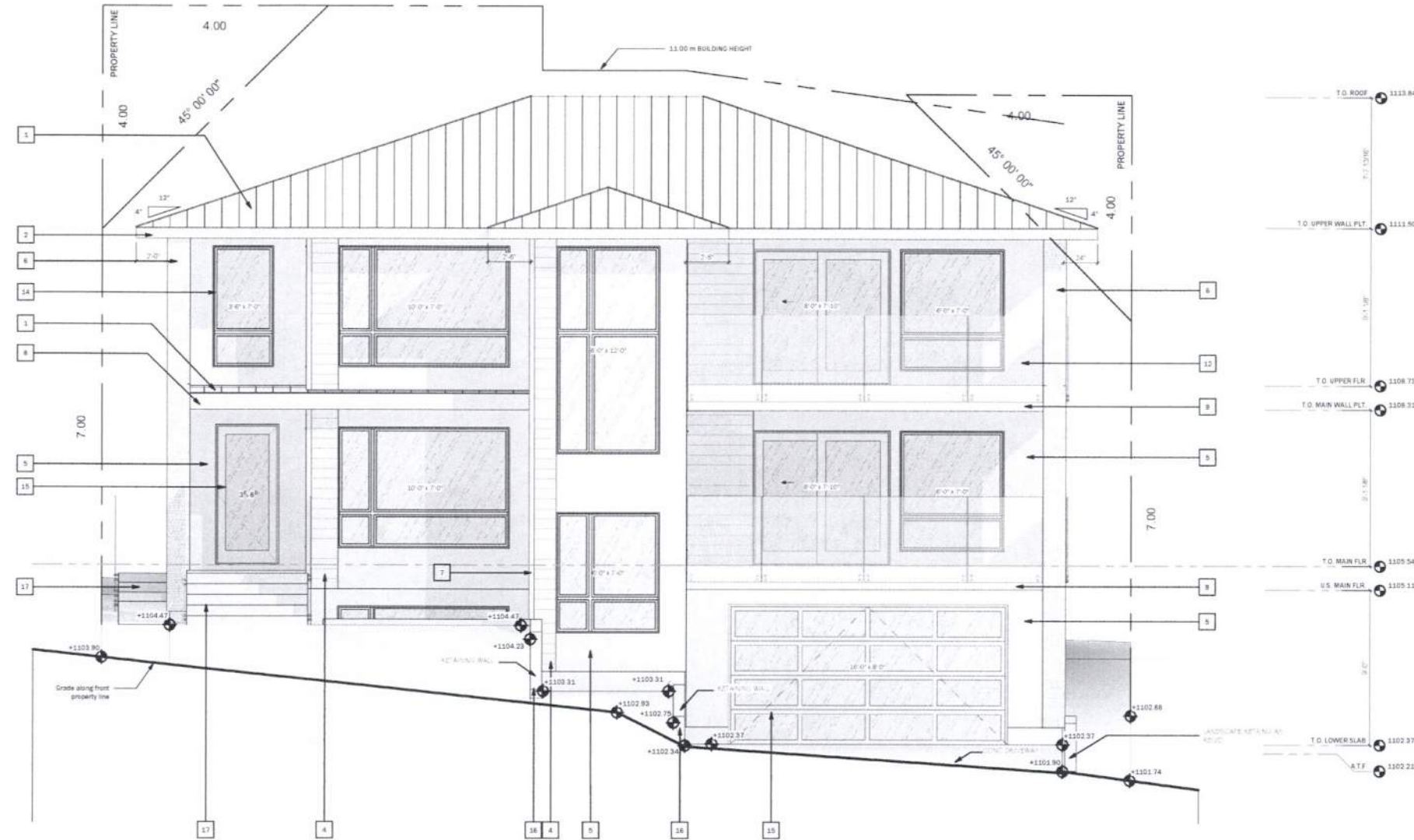
A3



1 STREETScape
1/8" = 1'-0"



2 DP DRIVEWAY SECTION
1/4" = 1'-0"



Materials	
Mark	Description
2	1" ALUMINUM FASCIA
3	3/4" BRG. WOOD SHIP
4	1" EXPOSURE SELECT CEDAR/BL. HARDW. PLANK LAP SIDING
5	STUCCO FINISH
6	THIN STONE VENEER
7	4" SMART TRIM CORNER POST
8	1 1/2" ALUMINUM FASCIA
9	SMART TRIM PANEL KIPPED TO FIT
12	42" GLASS BALDRG. W/ STAND-OFFS
13	48" FT WOOD
14	METAL CLAD WINDOW
15	METAL DOOR W/ GLAZING
16	C.S.P. CONC. RETAINING WALL
17	C.S.P. CONC.

1437

PROJECT NO.
2026-01

MUNICIPAL ADDRESS
1437
23 Street S.W.
Calgary Alberta

LEGAL ADDRESS
LOT 18
BLOCK 271
PLANS 1904 FU

COMMUNITY
Scarbro/ Sunalts West

CONTR.
R-CG

DEVELOPMENT PERMIT NO.
Pending Review

VALUATION PERMIT NO.
Pending Review

REVISION SCHEDULE

No.	Date	Description

1 Front Elevation
1/4" = 1'-0"

DATE PLOTTED: 2026-03-24

DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

DP FRONT ELEVATION

A7

BUILDER INFORMATION

PROJECT INFORMATION

1437

PROJECT NO.

2026-01

MUNICIPAL ADDRESS

1437
23 Street S.W.
Calgary Alberta

LEGAL ADDRESS

LOT 18
BLOCK 271
PLANS 1904 FU

COMMISSION

Scarbro/ Sunalts West

ZONING

R-CG

DEVELOPMENT PERMIT NO.

Pending Review

BUILDER PERMIT NO.

Pending Review

REVISION SCHEDULE

No.	Date	Description

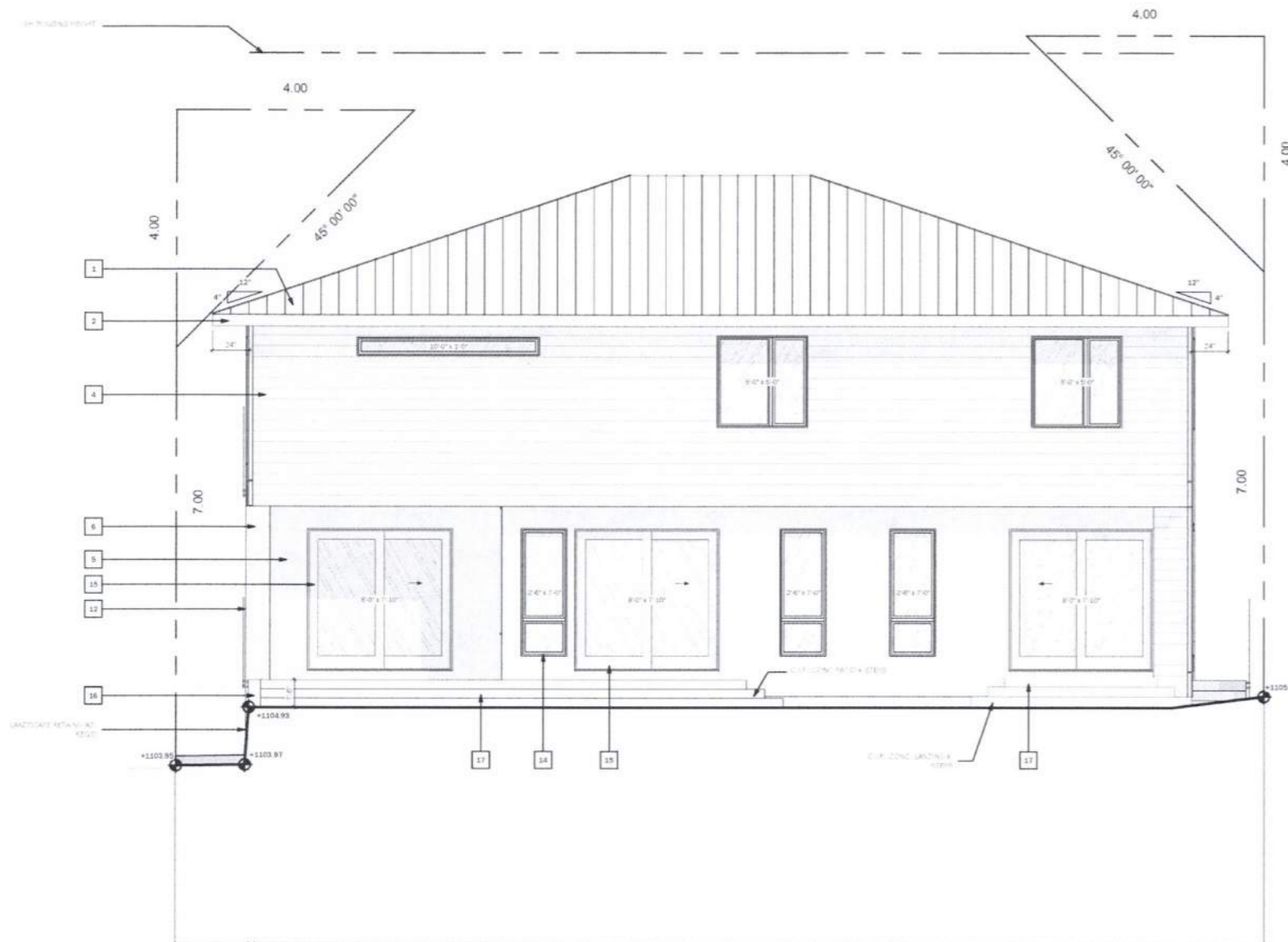
REVISIONS

DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

DP REAR ELEVATION

A8



Mark	Materials	Description
1	1/2" ALUMINUM FASCIA	
2	1/4" T&G WOOD SHIMS	
3	7" EXPOSURE SELECT CEDAR/RED HEMLOCK LAP SIDING	
4	STUCCO FINISH	
5	TRIM STONE WIMBER	
6	4" SMART TRIM CORNER POST	
7	1/2" ALUMINUM FASCIA	
8	SMART TRIM PANEL REFERRED TO FIT	
9	1/2" ALUMINUM FASCIA	
10	1/2" ALUMINUM FASCIA	
11	1/2" ALUMINUM FASCIA	
12	480 PT WOOD	
13	METAL GLAZ WOODWORK	
14	METAL GLAZ WOODWORK	
15	METAL GLAZ WOODWORK	
16	C.I.P. CONC. W/ TYPING WALL	
17	C.I.P. CONC.	

- T.O. ROOF 1113.842
- T.O. UPPER WALL P.L.T. 1111.509
- T.O. UPPER FLR. 1108.737
- T.O. MAIN WALL P.L.T. 1108.312
- T.O. MAIN FLR. 1105.540
- U.S. MAIN FLR. 1105.115
- T.O. LOWER SLAB 1102.371
- A.F.F. 1102.228

1 DP-03-East (Rear)
1/4"=1'-0"

1437

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2026-01

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1437
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Calgary Alberta

LEGAL ADDRESS
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BLOCK 271
PLANS 1904 FU

OWNER
Scarbro/ Sunalts West

CONTRACTOR
R-CG

DEVELOPMENT PERMIT NO.
Pending Review

BUILDING PERMIT NO.
Pending Review

REVISION SCHEDULE

No.	Date	Description

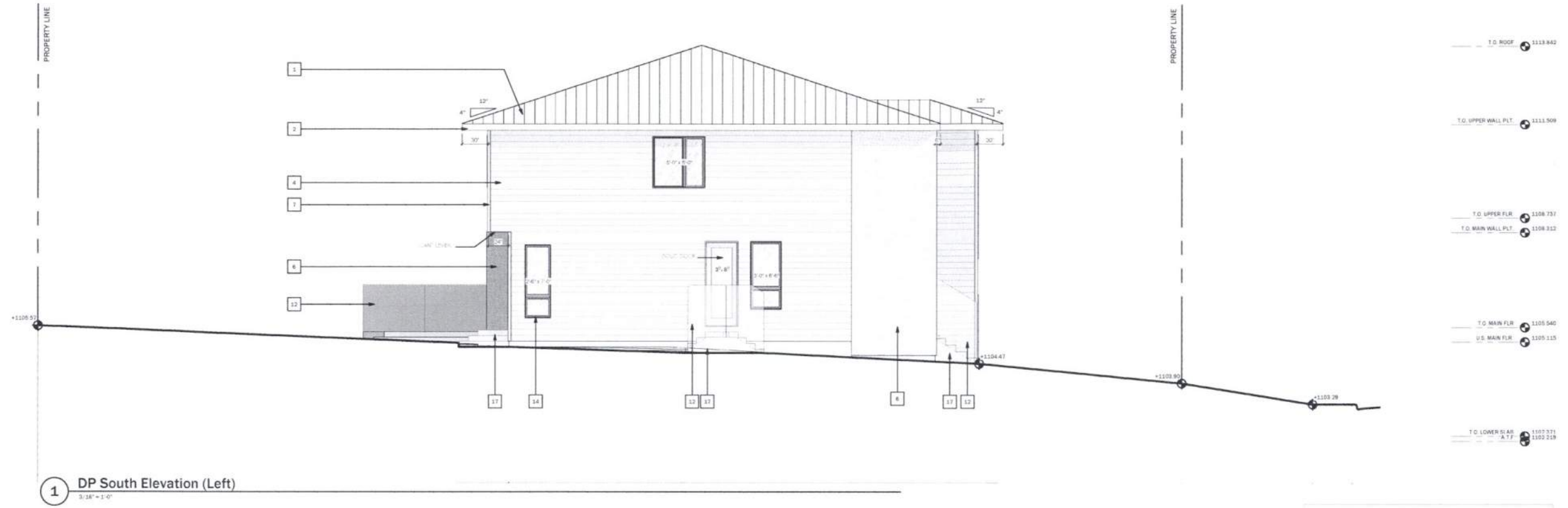
REVISION	DATE	DESCRIPTION

DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

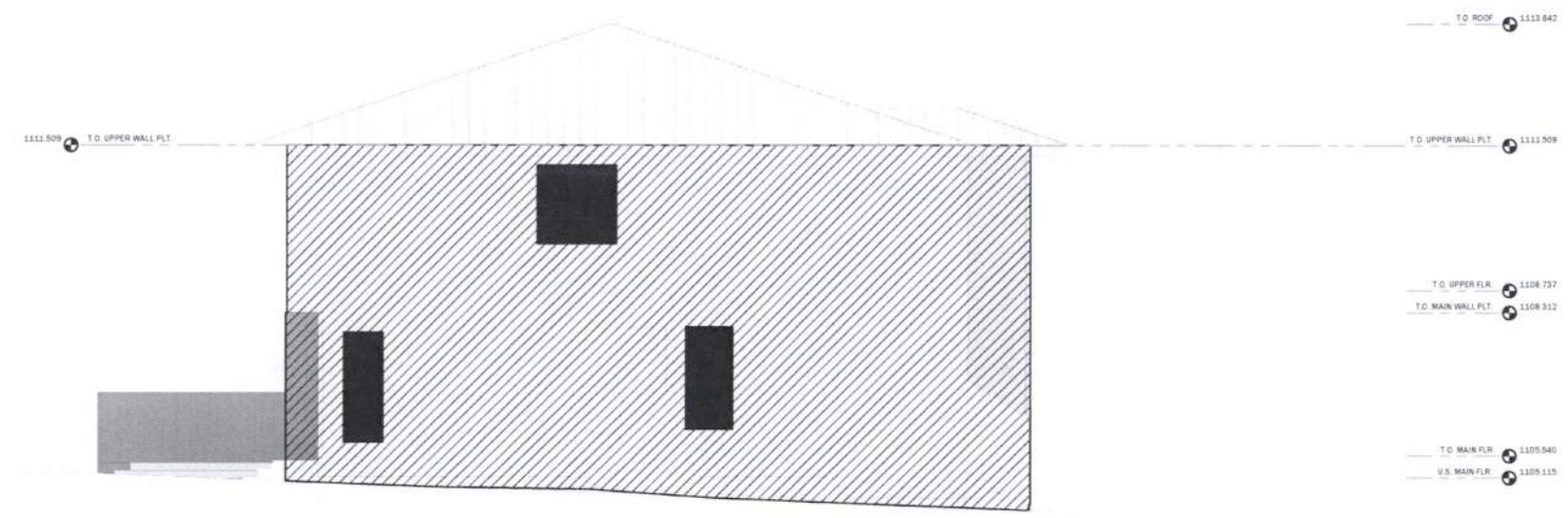
DP LEFT ELEVATION

A9



1 DP South Elevation (Left)
3/16" = 1'-0"

EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 97.12 m ²
LIMITING DISTANCE	= 1.21 m
LIMITING DISTANCE SQUARED	= 1.46 m ²
AREA OF EXPOSED BUILDING FACE	= 97.12 m ²
INTERPOLATED ALLOWABLE GLAZING (%)	= 7.03 %
INTERPOLATED ALLOWABLE GLAZING AREA (m ²)	= 6.83 m ²
PROPOSED GLAZING AREA (m ²)	= 5.72 m ²
ALLOWABLE GLAZING INTERPOLATION CALCULATION (VALUES FROM CODE TABLE 9.10.15.4 ABC 2019)	
LIMITING DISTANCE LOWER VALUE	= 1.2 m
PERCENTAGE GLAZING LOWER VALUE	= 7 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 m
PERCENTAGE GLAZING HIGHER VALUE	= 9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 7.03 %



2 DP South Elevation (Left) Spatial Calculation
3/16" = 1'-0"

Mark	Description
1	1" ALUMINUM FASCIA
2	3/4" T&G Wood SUFF
3	2" EXPOSURE SELECT CEDAR MILL HAIRY PINE LAP SIDING
4	5/8" STUCCO FINISH
5	1/2" SHARP TRIM CORNER ROOST
6	1/2" SHARP TRIM CORNER ROOST
7	1/2" SHARP TRIM CORNER ROOST
8	1/2" SHARP TRIM CORNER ROOST
9	1/2" SHARP TRIM CORNER ROOST
10	1/2" SHARP TRIM CORNER ROOST
11	1/2" SHARP TRIM CORNER ROOST
12	1/2" SHARP TRIM CORNER ROOST
13	1/2" SHARP TRIM CORNER ROOST
14	1/2" SHARP TRIM CORNER ROOST
15	1/2" SHARP TRIM CORNER ROOST
16	1/2" SHARP TRIM CORNER ROOST
17	1/2" SHARP TRIM CORNER ROOST

1437

2026-01

1437
23 Street S.W.
Calgary Alberta

LOT 18
BLOCK 271
PLANS 1904 FU

Scarbro/ Sunalts West

R-CG

Pending Review

Pending Review

REVISION SCHEDULE

No. Date Description

DATE FOR SET DATE FOR DATE DATE

DEVELOPMENT PERMIT 2026-03-24

DEVELOPMENT PERMIT
DRAWING SET

DP RIGHT ELEVATION

A10

Mark	Material	Description
2	2" ALUMINUM FASCIA	
3	3/4" ENG WOOD SIPS	
4	7" EXPOSURE SELECT CEDAR MILL HARDW PLANK LAF SIDING	
5	STUCCO FINISH	
6	3/8" STONE VENEER	
7	4" SMART TRIM CORNER POST	
8	1/2" ALUMINUM FASCIA	
9	SMART TRIM PANEL SUPPLY TO FIT	
10	4" STUCCO FINISH	
11	4" STUCCO FINISH	
12	4" STUCCO FINISH	
13	600 FT WOOD	
14	METAL CLAD WINDOW	
15	METAL DOOR w/ GLAZING	
16	C.I.P. CONC. RETAINING WALL	
17	C.I.P. CONC.	



1 North Elevation (Right)
3/16" = 1'-0"

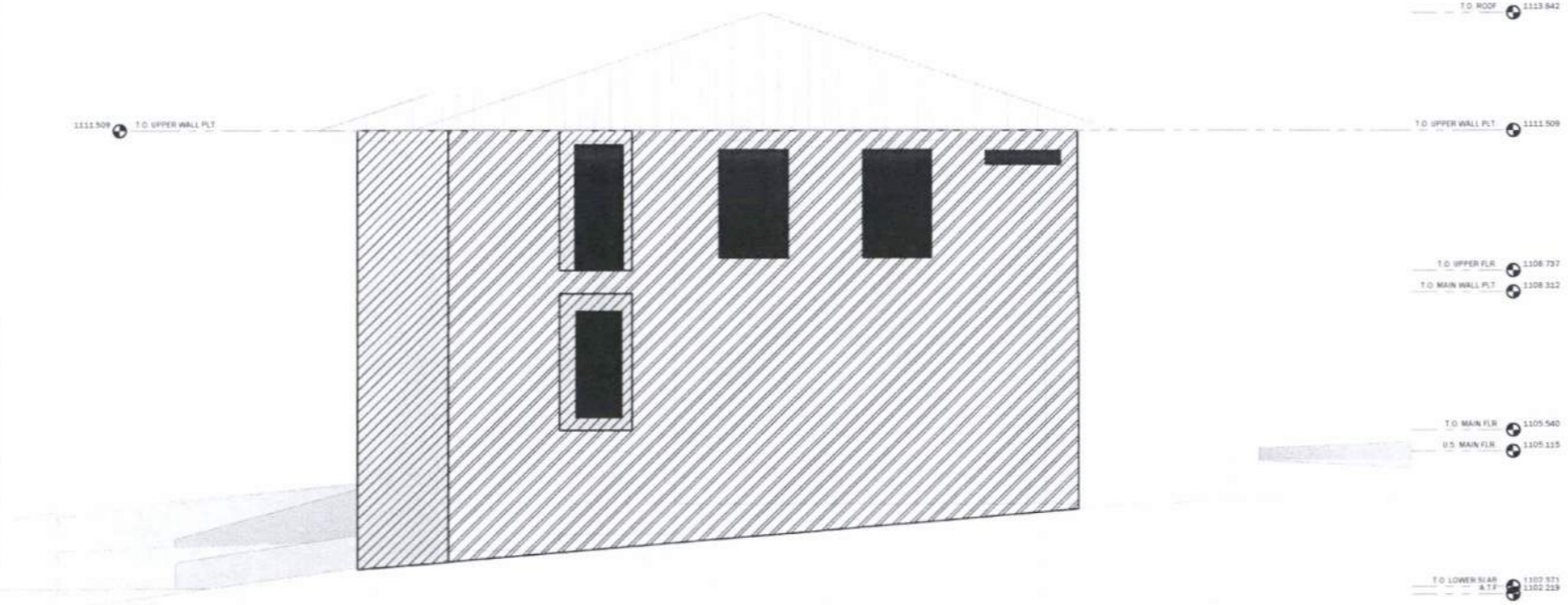


EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 117.59 m ²
LIMITING DISTANCE	= 7.92 m
LIMITING DISTANCE SQUARED	= 62.73 m ²
AREA OF EXPOSED BUILDING FACE 1	= 25.68 m ²
INTERPOLATED ALLOWABLE GLAZING (%)	= 24.76 %
INTERPOLATED ALLOWABLE GLAZING AREA (m ²)	= 5.86 m ²
PROPOSED GLAZING AREA (m ²)	= 4.35 m ²

ALLOWABLE GLAZING INTERPOLATION CALCULATION (VALUES FROM CODE TABLE 9.10.15.4 ABC 2019)	
LIMITING DISTANCE LOWER VALUE	= 6.0 m
PERCENTAGE GLAZING LOWER VALUE	= 19 %
LIMITING DISTANCE HIGHER VALUE	= 8.0 m
PERCENTAGE GLAZING HIGHER VALUE	= 25 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 24.76 %

EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 117.59 m ²
LIMITING DISTANCE	= 1.21 m
LIMITING DISTANCE SQUARED	= 1.46 m ²
AREA OF EXPOSED BUILDING FACE 2	= 93.93 m ²
INTERPOLATED ALLOWABLE GLAZING (%)	= 7.00 %
INTERPOLATED ALLOWABLE GLAZING AREA (m ²)	= 8.37 m ²
PROPOSED GLAZING AREA (m ²)	= 6.32 m ²

ALLOWABLE GLAZING INTERPOLATION CALCULATION (VALUES FROM CODE TABLE 9.10.15.4 ABC 2019)	
LIMITING DISTANCE LOWER VALUE	= 1.2 m
PERCENTAGE GLAZING LOWER VALUE	= 7 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 m
PERCENTAGE GLAZING HIGHER VALUE	= 7 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 7.00 %



2 North Elevation (Right) Spatial Calculation
3/16" = 1'-0"