

# NAY DEVELOPMENT 24A



1130 140-4 AVENUE SW  
CALGARY, ALBERTA, CANADA  
T2P 0H3  
1902 - 1910 24A Street SW, Calgary, Alberta,  
T3E 1V3

Lot 35 - 40, Block 1, Plan 5661 0

ISSUED FOR: DEVELOPMENT PERMIT

2025-12-05

PRELIMINARY - NOT FOR CONSTRUCTION



NE VIEW - FROM 17TH AVENUE SW



NW VIEW - INTERSECTION OF 17 AVENUE SW AND 24A STREET SW



SE VIEW - FROM LANE



SW VIEW - 24A STREET SW FRONTAGE

NOTES:  
 - DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE  
 - NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.  
 - VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.  
 - DO NOT SCALE DRAWINGS.  
 - THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component
Key Plan
Seal(s)

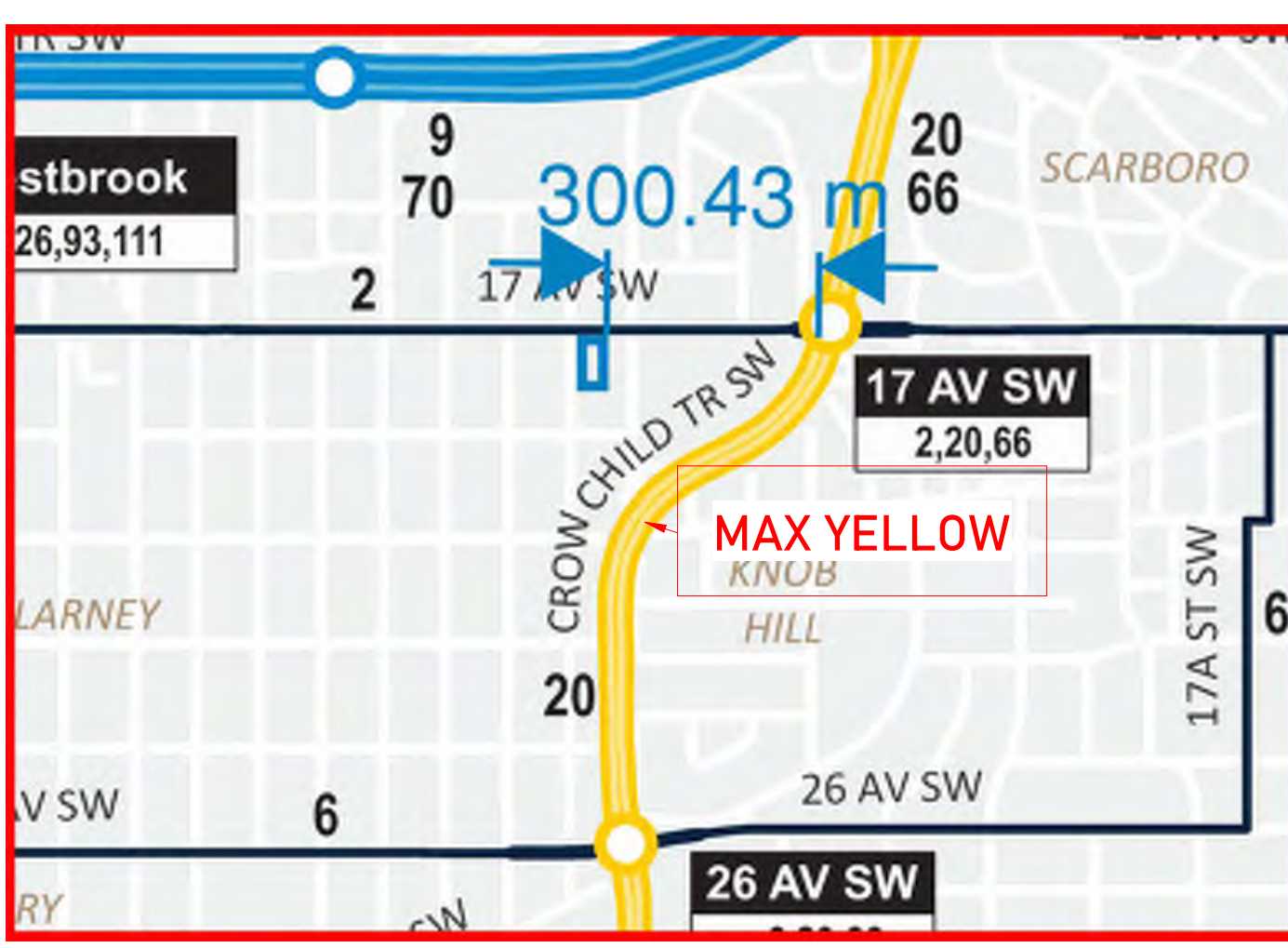
2025-12-05	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV
Client		
NAY DEVELOPMENT		
Project		
NAY DEVELOPMENT 24A		
1902 - 1910 24A Street SW, Calgary, Alberta, T3E 1V3		
Lot 35 - 40, Block 1, Plan 5661 0		
Drawing Title		
3D VIEWS		
Project Manager	Drawn	
Project Leader	Author	
Scale	Checked	
Project No.	Checker	
Drawing No.		
		DP00.02

PRELIMINARY - NOT FOR CONSTRUCTION

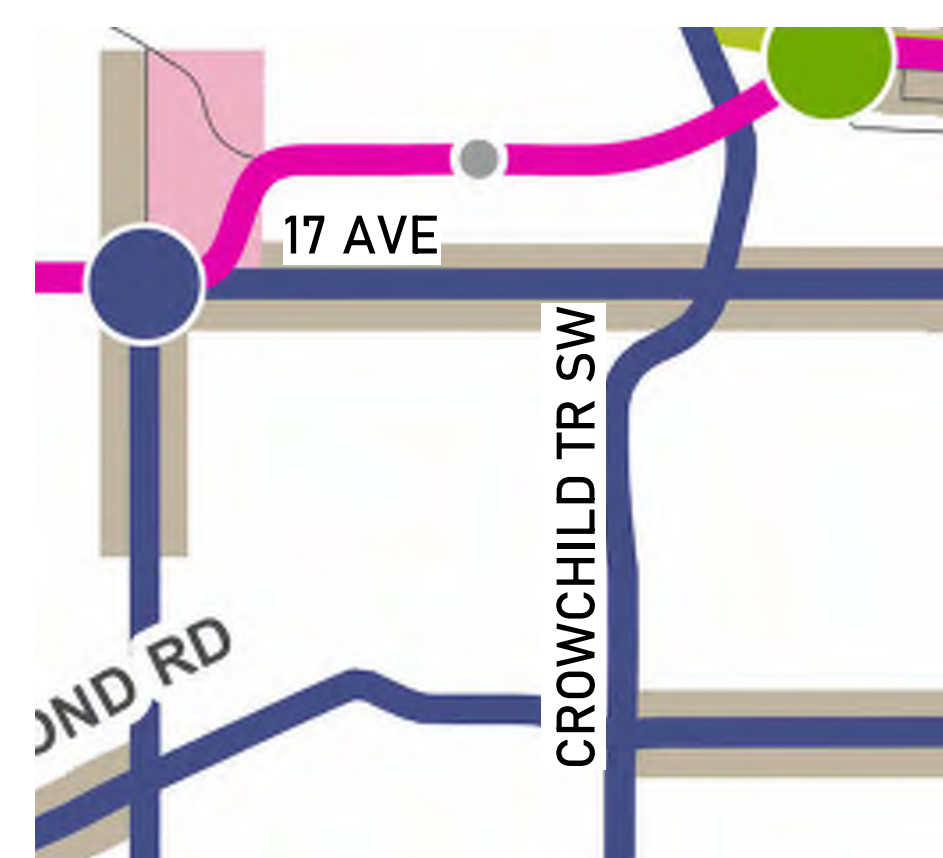
Architect: [unreadable] 2025-12-05 5:08:44 PM X3 Title Block - Rev. 04/04/24 Copyright © 2024



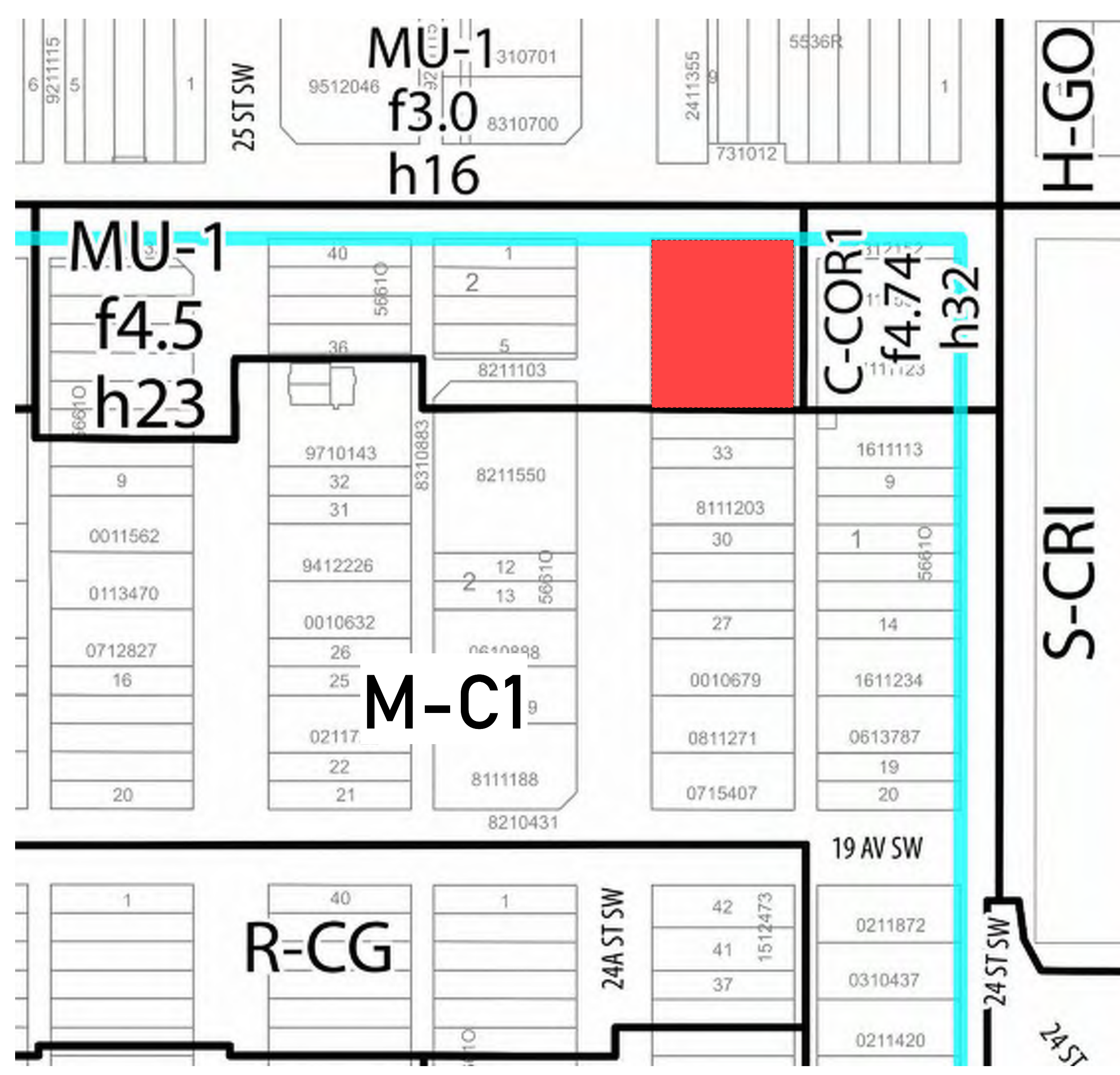
1 CONTEXT PLAN  
DP01.02 SCALE: 1:10



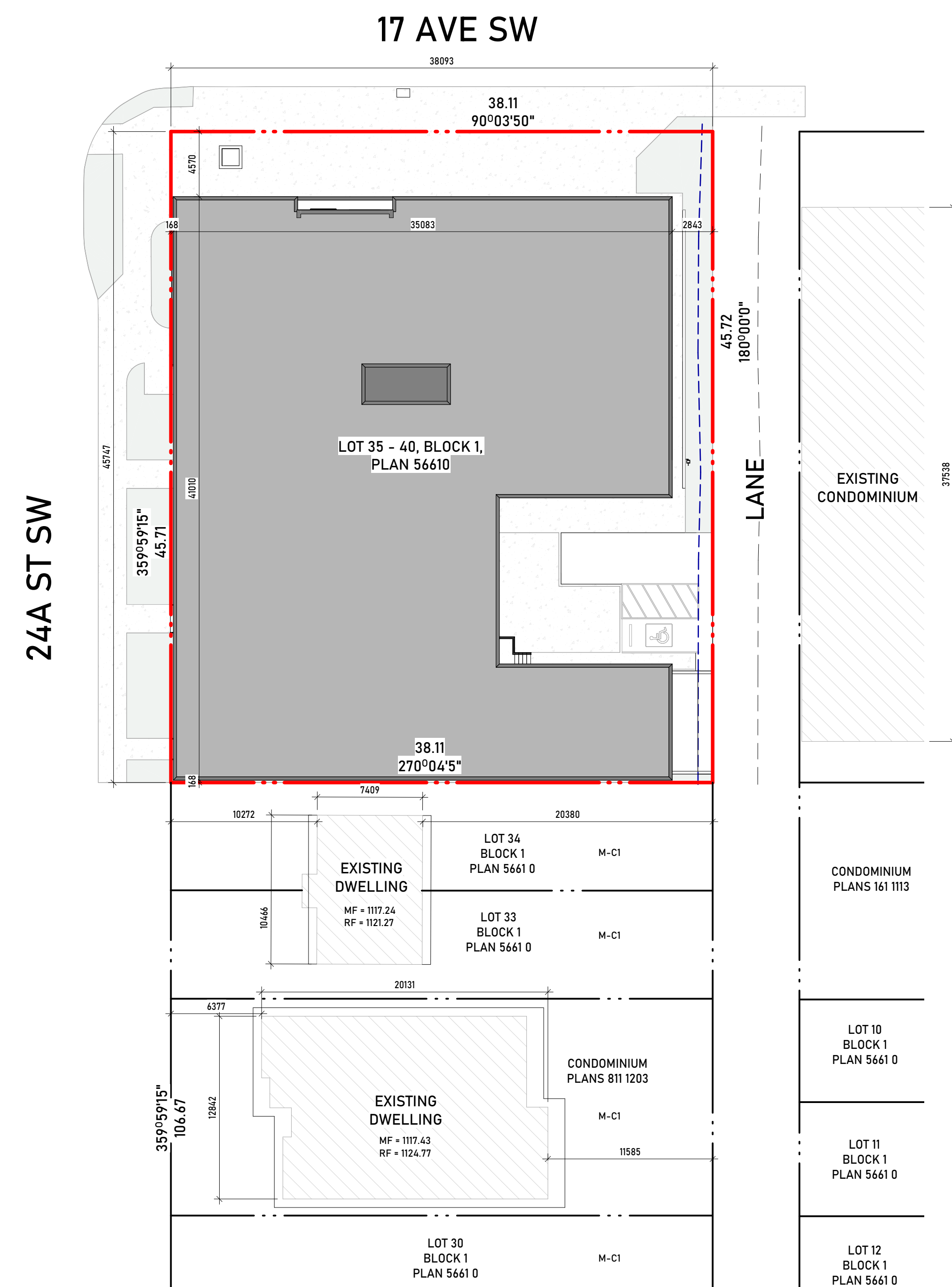
3 PUBLIC TRANSIT NETWORK  
DP01.02 SCALE: 1:15



2 VICINITY PLAN  
DP01.02 SCALE: 1:12



2 VICINITY PLAN  
DP01.02 SCALE: 1:12



4 BLOCK PLAN  
DP01.02 SCALE: 1:250

NOTES:  
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Project Component
Key Plan

Seal(s)
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2025-12-05	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV
Client <b>NAY DEVELOPMENT</b>		
Project <b>NAY DEVELOPMENT 24A</b>		
1902 - 1910 24A Street SW, Calgary, Alberta, T3E 1V3		
Drawing Title <b>BLOCK PLAN, CONTEXT PLAN, LAND USE MAP</b>		
Project Manager	Drawn	
Project Leader	Author	
Scale	Checked	
As indicated	Checker	
Project No.		
Drawing No.		<b>DP01.02</b>

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION	
MUNICIPAL ADDRESS	1902 to 1910, 24A STREET SW, CALGARY, AB, T3E 1V3
LEGAL ADDRESS	LOTS 35-40, BLOCK 1, PLAN 5661 0
TOTAL PARCEL AREA	1,742.6 m <sup>2</sup>   31,232 ft <sup>2</sup>
TOTAL PARCEL DIMS	APPROX. 45.7 m x 38.1 m   149' 11" x 125'
LAND USE DISTRICT	MU-1, F4.5 H23
DISCRETIONARY USE	DWELLING UNIT

**BYLAW REQUIREMENTS | PROVISIONS**

MOTOR VEHICLE PARKING REQUIREMENT				
TYPE	PER UNIT	PER BUILDING	TOTAL	NOTES
RESIDENT	0.75	75 (44)	85 (52)	25% TRANSIT REDUCTION + 18.75 BIKE PARKING REDUCTION (49 ADDITIONAL BIKES) + 12.25 TOTAL REDUCTION + 31
VISITOR	0.10	10 (8)		
LOADING STALL	-	1	1	1 STALL / 9300 m <sup>2</sup> GFA
REQUIRED BARRIER FREE STALLS	-	4	4	[4 / (51-100) REQUIRED STALLS]
MOTOR VEHICLE PARKING PROVIDED				
SURFACE	-	1	43	1 BARRIER FREE STALL PROVIDED @ GRADE   3 BARRIER FREE STALLS PROVIDED FROM PARKADE
UNDERGROUND	-	42	43	
RESIDENT	.25	35	43	PARKING STALL DEFICIENCY OF 9 STALLS
VISITOR	0.08	8	43	1 STALLS PROVIDED @ GRADE   7 STALLS PROVIDED IN PARKADE
LOADING STALL	-	1	1	

**BICYCLE PARKING REQUIREMENT**

CLASS	PER UNIT	PER BUILDING	TOTAL	NOTES
CLASS 1	0.5	50	50	
CLASS 2	0.10	10	10	

**BICYCLE PARKING PROVIDED**

CLASS	PER UNIT	PER BUILDING	TOTAL	NOTES
CLASS 1	1.0	99	99	SECURED IN BIKE ROOM
CLASS 2	0.10	10	10	EXTERIOR @ GRADE

**WASTE PRODUCED**

CUBIC YARDS (yd <sup>3</sup> )	NOTES
29.7	29.7 yd <sup>3</sup> PROVIDED

**FLOOR AREA RATIO REQUIREMENT (FAR)**

ALLOWABLE	ACHIEVED	NOTES
4.5	3.6	

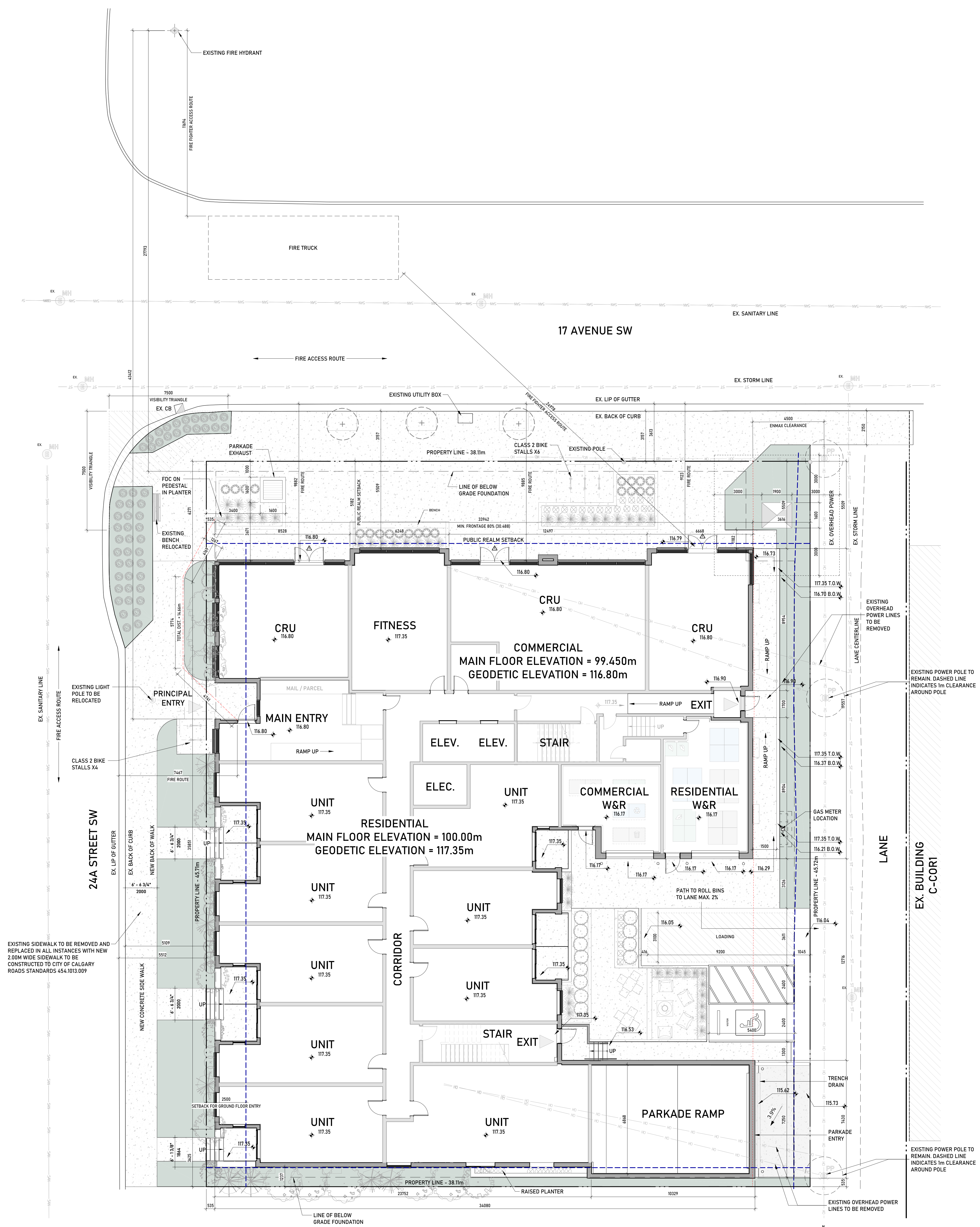
**AMENITY SPACE CALCULATIONS**

LEVEL	AMENITY AREA REQUIRED (m <sup>2</sup> )		TOTAL AMENITY AREA PROVIDED PER FLOOR (m <sup>2</sup> )	NOTES
	PRIVATE AMENITY SPACE (m <sup>2</sup> )	COMMON AMENITY SPACE (m <sup>2</sup> )		
1	38.8	51 / 45.2	135	INDOOR - FITNESS AREA OUTDOOR - LANDSCAPED AREA
2	86	0	86	
3	87.4	0	87.4	
4	83.6	0	83.6	
5	83.6	0	83.6	
6	83.6	0	83.6	
TOTAL	463.1**	96.2	559.3 m <sup>2</sup>	

\*Note: Private Amenity provided by balconies + 423.6sm for the purpose of calculating the minimum require amenity provisions. Deficiency of 71.4sm is provided through common interior and exterior amenity space.  
\*\*Private Amenity area includes balcony area above the allowed 5sm for the purposes of amenity provision.

**BUILDING STATISTICS - UNIT COUNT | GROSS FLOOR AREAS (GFA)**

LEVEL	UNIT COUNTS		GROSS FLOOR AREAS (GFA)	
	1 BED	2 BED	m <sup>2</sup>	ft <sup>2</sup>
1	8	1	1,111.7	11,966
2	16	2	1,058.4	11,392
3	16	2	1,048.2	11,282
4	16	2	1,048.2	11,282
5	16	2	1,048.2	11,282
6	16	2	1,048.2	11,282
TOTAL	88	11	6,362.9m <sup>2</sup>	119,669 ft <sup>2</sup>
UNIT %	89 %	11 %	SUBGRADE AREAS	
TOTAL UNITS	99		1,622.8 m <sup>2</sup>	17,447 ft <sup>2</sup>
GROSS FLOOR AREA REQUIREMENT (GFA)				
ALLOWABLE	7,841.7 m <sup>2</sup>			
ACHIEVED	6,362.9m <sup>2</sup>			
NOTES	DENSITY = 547.11 / Ha			



**SITE PLAN LEGEND**

- CONCRETE, WALKING SURFACE
- CONCRETE, DRIVING SURFACE
- LANDSCAPED AREA, REFER TO LANDSCAPING FOR FURTHER INFORMATION
- EXISTING TREES / BUSHES TO REMAIN
- EXISTING TREES / BUSHES TO BE REMOVED
- PROPOSED PLANTING; REFER TO LANDSCAPING FOR FURTHER INFORMATION
- TRANSFORMER
- PROPERTY LINE
- SETBACK LINE
- LINE OF EXISTING SHORING
- ENMAX CLEARANCES
- PROPOSED FENCELINE
- EXISTING FENCELINE
- PROPOSED BUILDING GRADES
- EXISTING WATER
- EXISTING SANITARY
- EXISTING STORM
- EXISTING GAS
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER

**GENERAL NOTES**

- SITE CONFIRM ALL DIMENSIONS
- ALL EXISTING BOULEVARD TREES TO REMAIN
- ALL EXISTING POLES AND GUY WIRES TO REMAIN
- ALL ELEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE

**NOTES:**

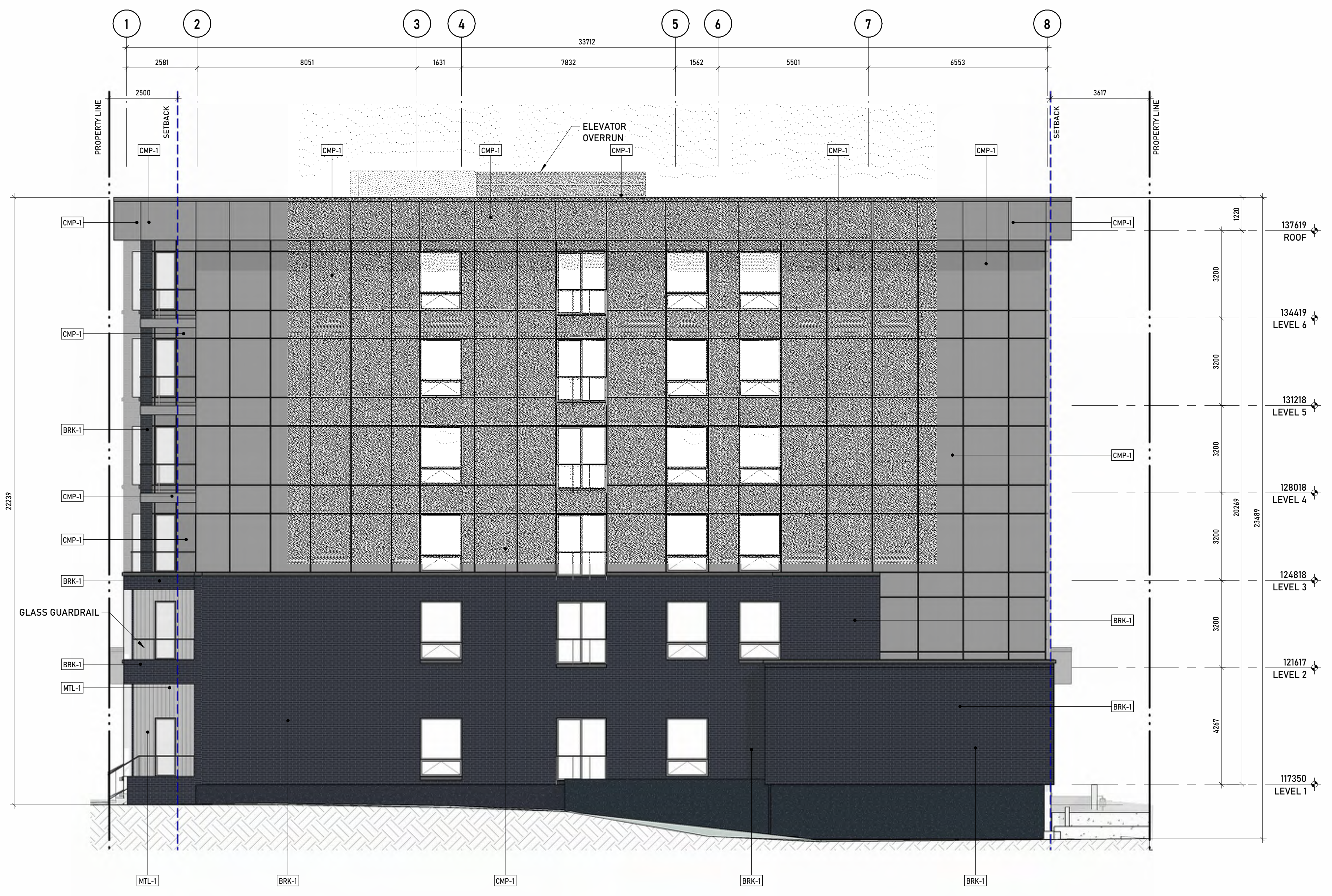
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Project Component	
Key Plan	
Seal(s)	

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NAY DEVELOPMENT		
Project		
NAY DEVELOPMENT 24A		
1902 - 1910 24A Street SW, Calgary, Alberta, T3E 1V3		
Lot 35 - 40, Block 1, Plan 5661 0		
Drawing Title		
PROPOSED SITE PLAN, SITE STATISTICS, BYLAW REVIEW		
Project Manager		
Author		
Project Leader		
Checked		
Scale		
1:100		
Project No.		
Drawing No.		
DP01.03		

1 SITE PLAN  
SCALE: 1:100  
TRUE NORTH

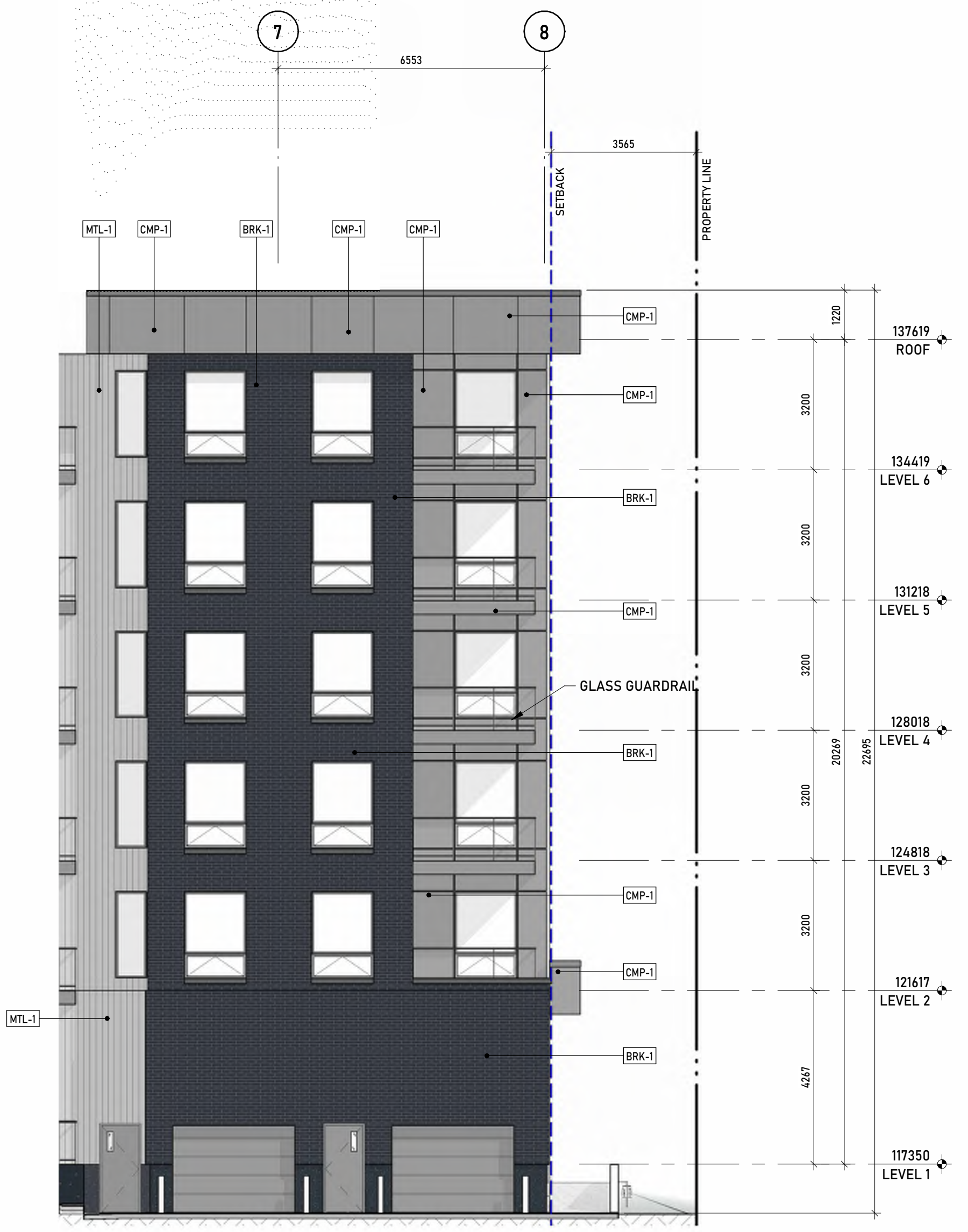
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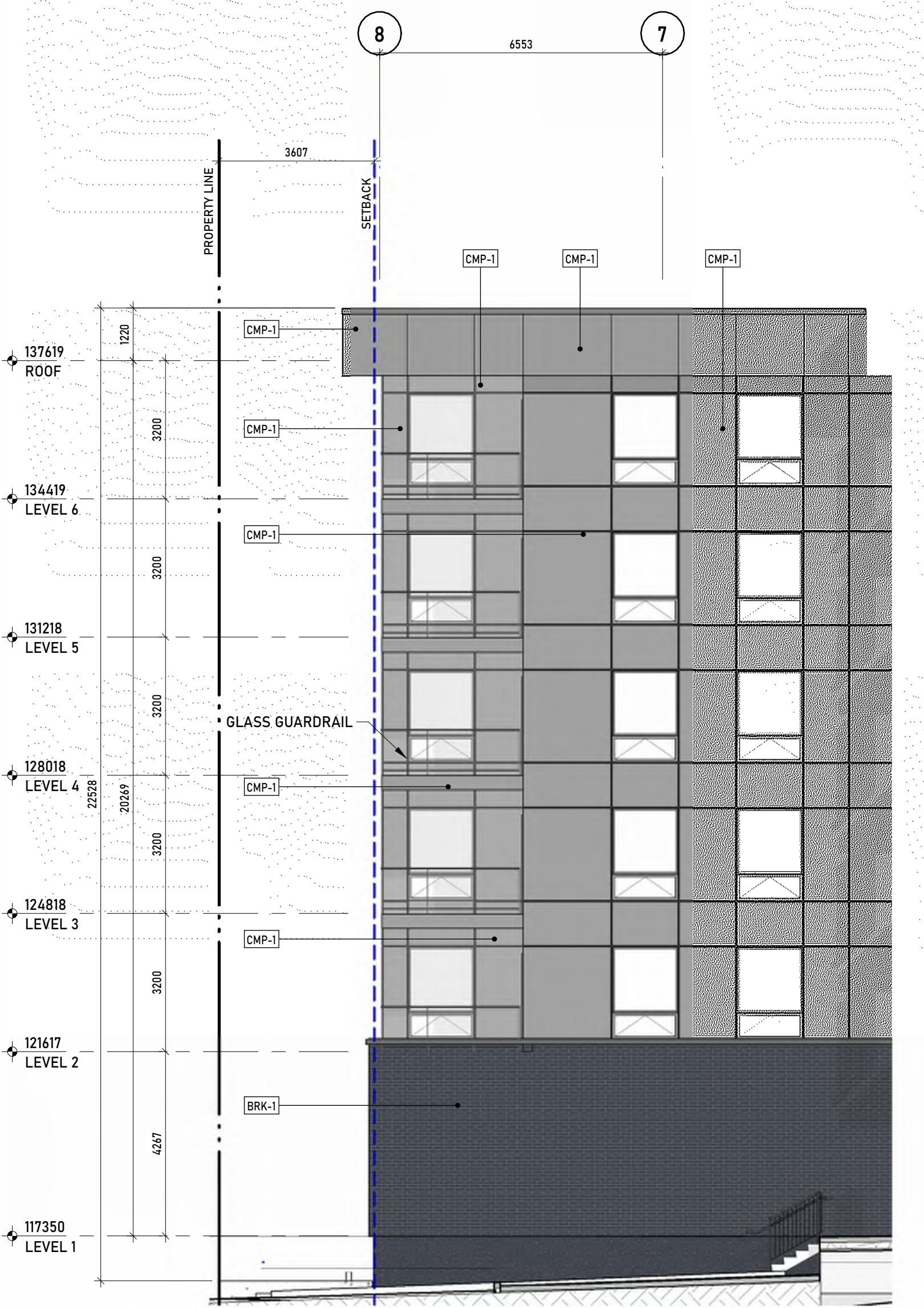
**2 SOUTH ELEVATION**  
 DP04.01 SCALE: 1:100



**1 NORTH ELEVATION**  
 DP04.01 SCALE: 1:100



**3 SOUTH ELEVATION**  
 DP04.01 SCALE: 1:100



**4 NORTH ELEVATION**  
 DP04.01 SCALE: 1:100

MATERIAL LEGEND		
ABBREV.	MATERIAL TYPE	COLOUR
BRK-1	MASONRY CLADDING	DARK GREY
CMP-1	COMPOSITE METAL PANEL	LIGHT GREY
CMP-2	COMPOSITE METAL CLADDING	BLACK
MTL-1	METAL CLADDING	GREY

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Project Component  
 Key Plan

Seal(s)

2025-12-05 DEVELOPMENT PERMIT A  
 DATE ISSUED FOR REV

Client  
**NAY DEVELOPMENT**

Project  
**NAY DEVELOPMENT 24A**

1902 - 1910 24A Street SW, Calgary, Alberta, T3E 1V3  
 Lot 35 - 40, Block 1, Plan 5661 0

Drawing Title  
**EXTERIOR ELEVATIONS**

Project Manager Drawn  
 Author  
 Project Leader Checked  
 Checker

Scale  
**1:100**

Project No.  
 Drawing No.  
**DP04.01**

Approved: 2025-12-05 5:09:47 PM - NAY 24A/24A.01/2025-12-05-01.rvt  
 2025-12-05 5:09:47 PM - X3 Title Block - Rev. 1 - DP04.01 Copyright © 2024

**PRELIMINARY - NOT FOR CONSTRUCTION**



1 WEST ELEVATION  
SCALE: 1:100



2 EAST ELEVATION  
SCALE: 1:100

MATERIAL LEGEND		
ABBREV.	MATERIAL TYPE	COLOUR
BRK-1	MASONRY CLADDING	DARK GREY
CMP-1	COMPOSITE METAL PANEL	LIGHT GREY
CMP-2	COMPOSITE METAL CLADDING	BLACK
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Project <b>NAY DEVELOPMENT 24A</b>		
1902 - 1910 24A Street SW, Calgary, Alberta, T3E 1V3		
Lot 35 - 40, Block 1, Plan 5661 0		
Drawing Title <b>EXTERIOR ELEVATIONS</b>		
Project Manager	Drawn	
Project Leader	Author	
	Checked	
	Checker	
Scale	1:100	
Project No.		
Drawing No.	DP04.02	

PRELIMINARY - NOT FOR CONSTRUCTION

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