



2214 4 ST NW

EAGLE CREST CONSTRUCTION LTD.

DEVELOPMENT PERMIT- DR 1

MAR 26, 2026

DRAWING LIST:

DP.000	COVER
DP.001	BLOCK PLAN
DP.002	LANDSCAPE PLAN
DP.003	SITE DETAILS
DP.100	SITE PLAN
DP.101	BASEMENT FLOOR OVERALL
DP.102	MAIN FLOOR OVERALL
DP.103	SECOND FLOOR OVERALL
DP.104	THIRD FLOOR OVERALL
DP.105	ROOF PLAN
DP.106	GARAGE PLAN
DP.200	BUILDING ELEVATIONS
DP.201	BUILDING ELEVATIONS
DP.300	SECTIONS
DP.400	SURVEY

PROJECT INFORMATION

PARCEL ADDRESS:

LOTS 36 & 37 BLOCK 24 PLAN 21290	
MUNICIPAL:	2214 4 ST NW CALGARY AB
COMMUNITY:	MOUNT PLEASANT

ZONING:

CURRENT:	R-CG
PROPOSED:	R-CG

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS BLDG
MAIN	162.6 sq.m (1,750 sq.ft)
2ND	191.4 sq.m (2,060 sq.ft)
3RD	175.4 sq.m (1,888 sq.ft)
TOTAL :	529.4 sq.m (5,698 sq.ft)
FAR :	5,698 sq.ft / 5,794 sf = 0.98

SETBACKS:

	PERMITTED	PROPOSED
NORTH (22 AVE NW)	3.0m	3.0m
EAST (RC-2)	3.0m	3.0m
SOUTH (LANE)	7.5m	7.5m
WEST (4 ST NW)	2.13m	2.13m

UNITS:

4 x DWELLING UNITS
4 x SECONDARY SUITES

VEHICULAR PARKING:

RESIDENT STALLS REQUIRED = 0.5 STALLS / UNIT

= 8 TOTAL UNITS x 0.5
= 4 STALLS REQUIRED

PROPOSED STALLS = 4

ALTERNATE MOBILITY STORAGE:

4 x ALTERNATE MOBILITY STORAGE LOCKERS

N.01 RESIDENTIAL PARKING

- | | |
|---|-------------------------------|
|  | EXISTING GEODETIC ELEVATION |
|  | PROPOSED GEODETIC ELEVATION |
|  | PROPOSED WATER METER LOCATION |

- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- D. EXTERIOR LIGHTING IN FRONT ENTRY AREA WALL MOUNTED. MOUNTING HEIGHT AT 7'-6" ABOVE ADJACENT FLOOR.
- E. UNIT NUMBERING MOUNTED ON EXTERIOR WALL AT 5'-0" ABOVE ADJACENT FLOOR.

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MP469

2214 4 ST NW

L: 36 & 37 B: 24 P: 21290

PROJECT NO. 22.14

OPAIN	CHECKED
MG/ML	DP

DATE	SCALE
2026.01.08	AS NOTED

DRAWING TITLE

QUEST PLAN

DP.100

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N.01	RESIDENTIAL PARKING
N.02	WASTE & RECYCLING BIN STORAGE
N.03	CLASS 1 BICYCLE STORAGE
N.04	WOOD FENCE (2m HEIGHT)
N.05	LINE OF GRADING AT PROPERTY LINE
N.06	OPEN RESIDENTIAL PARKING

- CORRUGATED METAL PANEL
COLOUR: BLACK
- METAL CLAD DOOR/WINDOW FRAME
COLOUR: BLACK
- PREFINISHED METAL FLASHING
COLOUR : BLACK
- METAL FASCIA
COLOUR: BLACK
- METAL DOWNSPOUT
COLOUR: BLACK

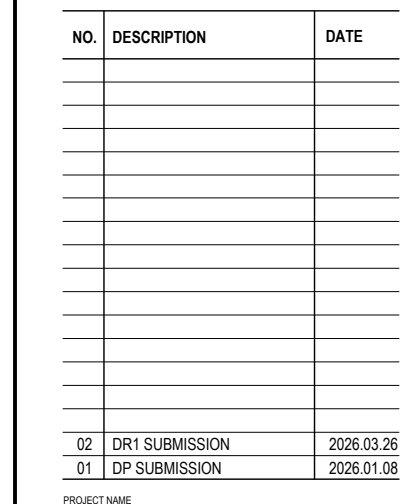
B1 CONCRETE STAIRS

B2 PARGING

C1 WOOD FENCE

01 ASPHALT SHINGLES
COLOUR: BLACK

E1 HARDIE LAP SIDING
COLOUR: BLACK



MUNICIPAL ADDRESS

2214 4 ST NW

LEGAL ADDRESS

L: 35 & 37

1

PROJECT NO.

OPINION

MGML

2026.01.08

Table 1

DRAWING TITLE

GA

OPENING NUMBER

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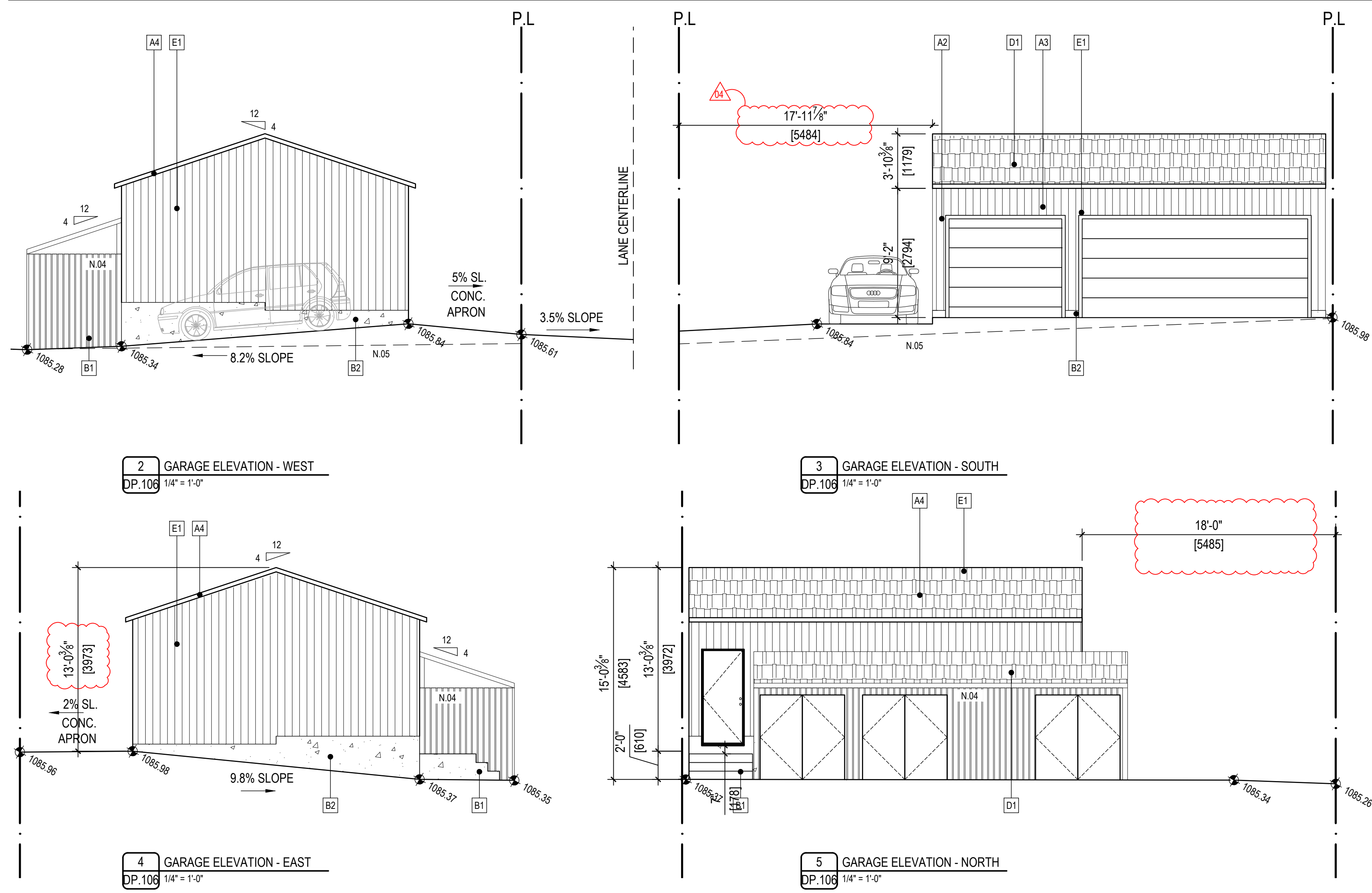
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A - HARDIE

- A1 HARDIE PANEL
COLOUR: WHITE
- A2 HARDIE PANEL
COLOUR: BLACK
- A3 HARDIE LAP SIDING
COLOUR: BLACK
- A4 HARDIE BRICK SHAPED PANEL
COLOUR: GREY

B - METAL

- | | |
|----|--|
| B1 | CORRUGATED METAL PANEL
COLOUR: BLACK DELETED |
| B2 | METAL PANEL
COLOUR: WOOD-LIKE |
| B3 | METAL CLAD DOOR/WINDOW FRAME
COLOUR: BLACK |
| B4 | PREFINISHED METAL FLASHING
COLOUR : BLACK |
| B5 | METAL FASCIA
COLOUR: BLACK |
| B6 | METAL GUARDRAIL
COLOUR: BLACK |
| B7 | METAL DOWNSPOUT
COLOUR: BLACK |

C - CONCRETE

- C1 CONCRETE STAIRS
- C2 PARGING

D - WOOD

- D1 WOOD FENCE

E - ROOFING

- E1 ASPHALT SHINGLES**
COLOUR: BLACK

SHEET NOTES

- | | |
|-------------|--|
| N.01 | LINE OF GRADING AT PROPERTY LINE |
| N.02 | WASTE & RECYCLE AREA |
| N.03 | LINE OF GRADING AT PUBLIC REALM
SETBACK |

-  EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

RELEASER

NO.	DESCRIPTION	DATE
02	DR1 SUBMISSION	2026.0
01	DP SUBMISSION	2026.0

PROJECT NAME

MP469

MANUSCRIPT ACCEPTED

2214 4 ST NW

LEON ROSSINI

L: 36 & 37 B: 24 P: 2129

PROJECT NO. _____

22.14

OPINION

DP

(Ch. 8, 2002)

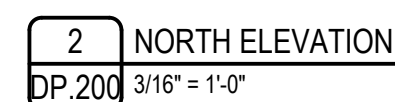
陈金生 编

BUILDING ELEVATIONS

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DP.200

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A - HARDIE

- A1 HARDIE PANEL
COLOUR: WHITE
- A2 HARDIE PANEL
COLOUR: BLACK
- A3 HARDIE LAP SIDING
COLOUR: BLACK
- A4 HARDIE BRICK SHAPE
COLOUR: GREY

B - METAL

- | | |
|----|---|
| B1 | CORRUGATED METAL PANEL
COLOUR: BLACK - DELETED |
| B2 | METAL PANEL
COLOUR: WOOD-LIKE |
| B3 | ALUMINUM DOOR/WINDOW FRAME
COLOUR: BLACK |
| B4 | PREFINISHED METAL FLASHING
COLOUR : BLACK |
| B5 | METAL FASCIA
COLOUR: BLACK |
| B6 | METAL GUARDRAIL
COLOUR: BLACK |
| B7 | METAL DOWNSPOUT
COLOUR: BLACK |

C - CONCRETE

- C1** CONCRETE STAIRS
- C2** PAVING

D - WOOD

- D1 WOOD FENCE

E - ROOFING

- E1** ASPHALT SHINGLES
COLOUR: BLACK

SHEET NOTES

- | | |
|------|----------------------------------|
| N.01 | LINE OF GRADING AT PROPERTY LINE |
| N.02 | CLASS 1 BICYCLE STORAGE |

RELEASER

NO.	DESCRIPTION	DATE
02	DR1 SUBMISSION	2026.03.28
01	DP SUBMISSION	2026.01.09

PROJECT NAME:

MP469

MUNICIPAL ADDRESS
2214 4 ST NW

L: 96 & 37 B: 24 P: 21290

PROJECT NO. 22.14

OP/AN	CHECKED
MG/ML	DP

DATE	SCALE
2026.01.08	AS NOTED

DRAWING TITLE
BUILDINGBUILDING
ELEVATIONS

ORDER NUMBER

DP.201

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1	EAST ELEVATION
DP.201	3/16" = 1'-0"

