

2214 4 ST NW

EAGLE CREST CONSTRUCTION LTD.



DEVELOPMENT PERMIT- DR2

AUGUST 14, 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

SITE AREA: 538.7 SQ.M. (5,798 SQ.FT.)

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS BLDG
MAIN	210.4 sq.m (2,265 sq.ft)
2ND	185.2 sq.m (1,994 sq.ft)
3RD	159.1 sq.m (1,712 sq.ft)
TOTAL :	554.7 sq.m (5,971 sq.ft)

GARAGE: 52.8 SQ.M. (568 SQ.FT)

COVERAGE: 263.2 SQ.M. (2,833 SQ.FT.)/ 48.9%

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:

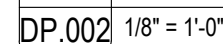
4 x ALTERNATE MOBILITY STORAGE LOCKERS

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No Date Received
DP2025-07480 Aug 25, 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.



FORMED ALLIANCE ARCHITECTURE STUDIO



SHEET NOTES

N.01	RESIDENTIAL PARKING
N.02	UNIT ENTRY
N.03	LINE OF FLOOR ABOVE
N.04	PRESSURED WOOD DECKING AMENITY SPACE
N.05	WALL MOUNTED LIGHT FIXTURE
N.06	WASTE & RECYCLING BIN STORAGE
N.07	CLASS 1 BICYCLE STORAGE
N.08	WINDOW WELL
N.09	PLANTER (FURNITURE) MIN. 0.3M SOIL DEPTH
N.10	BENCH (FURNITURE)

	EXISTING GEODETIC ELEVATION
	PROPOSED GEODETIC ELEVATION

GENERAL NOTES

- A. TOTAL LANDSCAPED AREA = 2,708 sq.ft (251.63 sq.m)
SOFT LANDSCAPING AREA = 817.04 sq.ft (75.91 sq.m)
817.04 sq.ft / 2,708 sq.ft = 30.17% TOTAL SOFT LANDSCAPING
- B. PLANTING REQUIREMENTS:
1 TREE & 3 SHRUBS PER 110 SQ.M OF PARCEL AREA
= 539 SQ.M / 110 = 4.9
= 5 TREES & 15 SHRUBS
- C. LOW WATER, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL SOFT SURFACE LANDSCAPING
- D. MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 800mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.
- E. AMENITY SPACE:
9.71 sq.m (104.53 sq.ft) PER UNIT
TOTAL = 38.84 sq.m (418.12 sq.ft)

LANDSCAPE INFORMATION

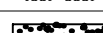
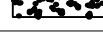
EXISTING TREES

NO EXISTING TREES ON SUBJECT SITE

PROPOSED PLANTINGS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	<i>Pilea pumila</i>	Dwarf Spurge	3	MATURE HT: 80.0m
	<i>Prunus nigra</i> 'Princess Kay'	Princess Kay Plum	3	2x65mm cal MATURE HT: 120.14.0m
	<i>Physicarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	10	0.8 m spread
	<i>Berberis thunbergii</i> 'Monarda'	Cherry Bomb Barberry	13	0.8 m spread
	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster feather reed grass	0	0.8 m spread

LANDSCAPING LEGEND

CODE	ITEM
	SOD (DROUGHT TOLERANT SPECIES)
	MULCH GROUND COVER
	CONCRETE (WALKWAY, CURB)
	WOOD DECKING
	ASPHALT
	SOD

RELEASER

[illegible]

04	DR2 SUBMISSION	2026.08.13
03	UPDATED DR1 SUBMISSION	2026.04.30
02	DR1 SUBMISSION	2026.04.01
01	DP SUBMISSION	2026.01.08

PROJECT NAME

MP469

MANUSCRIPT ACCEPTED

2214 4 ST NW

LEGAL PROCESS

L: 36 & 37 B: 24 P: 2129

PROJECT NO. _____

22.14

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DREAM

MGM

DATE _____

2026.01.08	AS NOTED
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ISSUING TITLE

LANDSCAPE PLAN

References

OPENING MUSIC

DP.002

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DEVELOPMENT
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DECISION
RENDERED
ON THIS PLAN



ID.	DESCRIPTION	DATE
4	DR2 SUBMISSION	2026-08-13
3	UPDATED DR1 SUBMISSION	2026-04-30
2	DR1 SUBMISSION	2026-04-01
1	DP SUBMISSION	2026-01-08

MP469

144 ST NW

6 & 37 B: 24 P: 21290

22.14

MAN	CHECKED
WML	DP

06.01.08	SCALE
	AS NOTED

SITE DETAILS

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DP.003

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- 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.

[illegible]

04	DR2 SUBMISSION	2026.08.13
03	UPDATED DR1 SUBMISSION	2026.04.30
02	DR1 SUBMISSION	2026.04.01
01	DP SUBMISSION	2026.01.08

PROJECT NAME

MP469

2144 ST NW

TEL: 36 5 37 B: 24 P: 21290

PROJECT NO. 22.14

TRAIN	CHECKED
IGML	DP

DATE	SCALE
026.01.08	AS NOTED

SITE PLAN

DP.100

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SHEET NOTES

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

EXTERIOR FINISHES LEGEND

A - METAL

- ☐ A1 CORRUGATED METAL PANEL
COLOUR: BLACK
- ☐ A2 METAL CLAD DOOR/WINDOW FRAME
COLOUR: BLACK
- ☐ A3 PREFINISHED METAL FLASHING
COLOUR : BLACK
- ☐ A4 METAL FASCIA
COLOUR: BLACK
- ☐ A5 METAL DOWNSPOUT
COLOUR: BLACK

B - CONCRETE

B1 CONCRETE STAIRS

B2 PARGING

C - WOOD

C1 WOOD FENCE

D - ROOFING

D1 ASPHALT SHINGLES
COLOUR: BLACK

E - HARDIE

E1 HARDIE LAP SIDING
COLOUR: BLACK

[illegible]

PROJECT NAME

MP469

2214 4 ST NW

LEGAL ADDRESS

L: 36 & 37 B: 24 P: 21290

PROJECT NO. _____

22.14

OPINION

DP

DATE _____

SCALE
AS NOTED

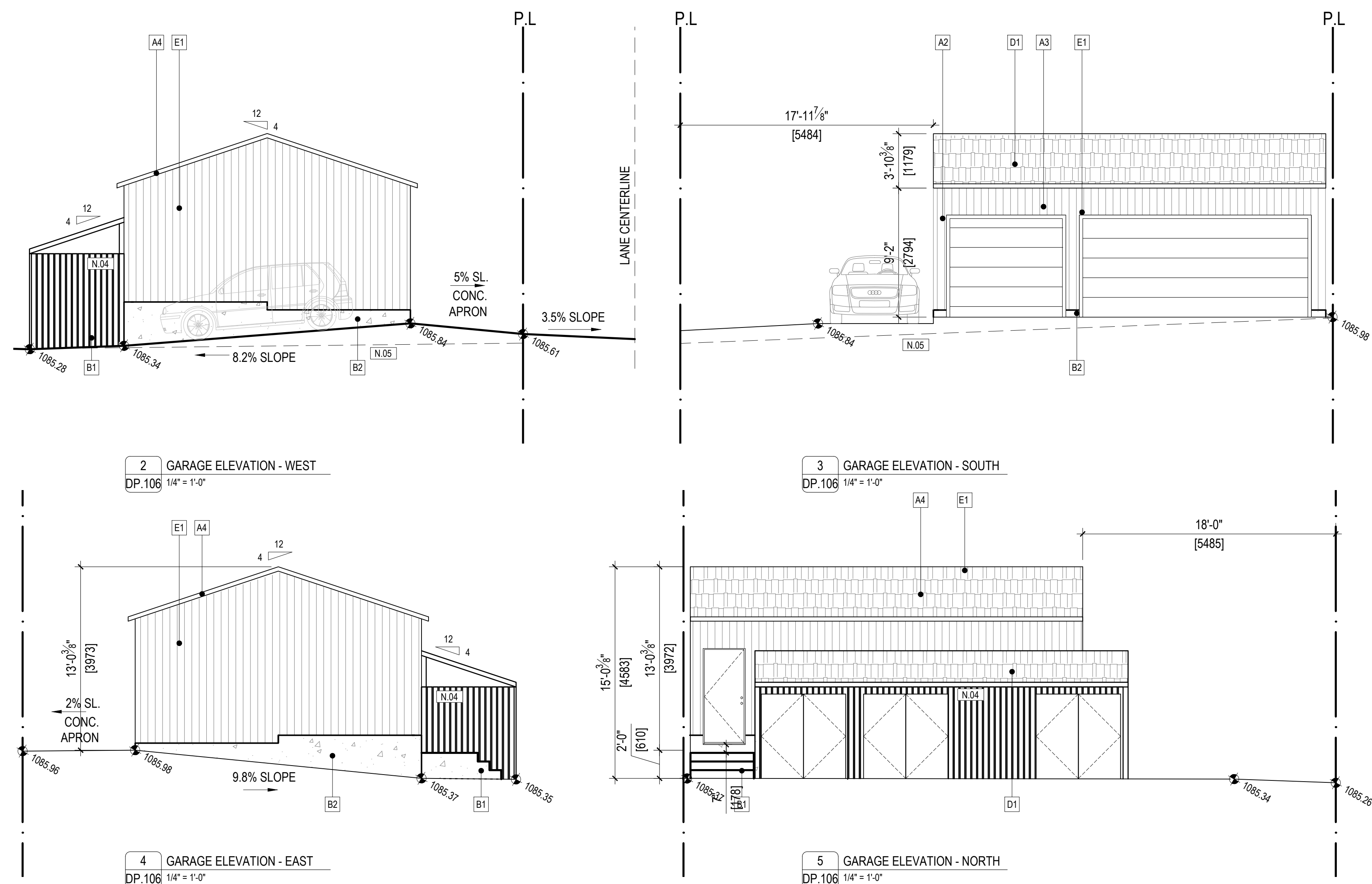
ORIGIN TITLE

GARAGE PLAN

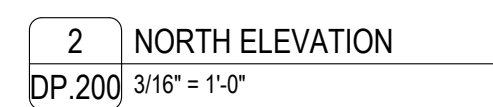
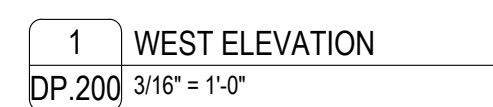
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DP.106

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DECISION
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ON THIS PLAN



- E1 ASPHALT SHINGLES**
COLOUR: BLACK

 EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

PROJECT NAME

MUNICIPAL ADDRESS: _____

LEGAL ADDRESS
L: 36 & 37 B: 24 P: 21290

PROJECT NO. _____

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MGIML	DP

DATE	SCALE
2026.01.08	AS NOTED

OPAVING TITL

BUILDING
ELEVATIONS

OPENING MUSIC

DP.200

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DEVELOPMENT
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RENDERED
ON THIS PLAN



A - HARDIE

- | | |
|----|---|
| A1 | HARDIE PANEL
COLOUR: ARCTIC WHITE |
| A2 | HARDIE PANEL
COLOUR: BLACK |
| A3 | HARDIE LAP SIDING
COLOUR: BLACK |
| A4 | HARDIE LAP SIDING
COLOUR: ARCTIC WHITE |

B - METAL

- | | |
|---|--|
|  | CORRUGATED METAL PANEL
COLOUR: BLACK |
|  | METAL PANEL
COLOUR: WOOD-LIKE |
|  | ALUMINUM DOOR/WINDOW FRAME
COLOUR: BLACK |
|  | PREFINISHED METAL FLASHING
COLOUR : BLACK |
|  | METAL FASCIA
COLOUR: BLACK |
|  | METAL GUARDRAIL
COLOUR: BLACK |
|  | METAL DOWNSPOUT
COLOUR: BLACK |

C - MASONRY

- ☐ C1 CONCRETE STAIR
- ☐ C2 PAVING
- ☐ C3 BRICK VENEER

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 |
| N.03 | PROPOSED DOWNSPOUT LOCATION |
| N.04 | 2.0m HIGH WOOD PRIVACY FENCE |

-  EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

RELEASER

[illegible]

04	DR2 SUBMISSION	2026.08.1
03	UPDATED DR1 SUBMISSION	2026.04.3
02	DR1 SUBMISSION	2026.04.0
01	DP SUBMISSION	2026.01.0

PROJECT NAME

MP469

22144 ST NW

LEGAL ADDRESS

L: 36 & 37 B: 24 P: 2129

PROJECT NO. _____

22.14

OPINION

DP

(Ch. 8, 2002)

SCALE
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BUILDING ELEVATIONS

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DP.201

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SCALE: **1:200**

RELEASER

MP469

REFERENCES

22144 ST N

LEON ROSSINI

L: 36 & 37 B: 24 P: 2125

PROJECT NO. _____

22.14

OPAIN

DP

(b) (5) DPP

AS NOTED

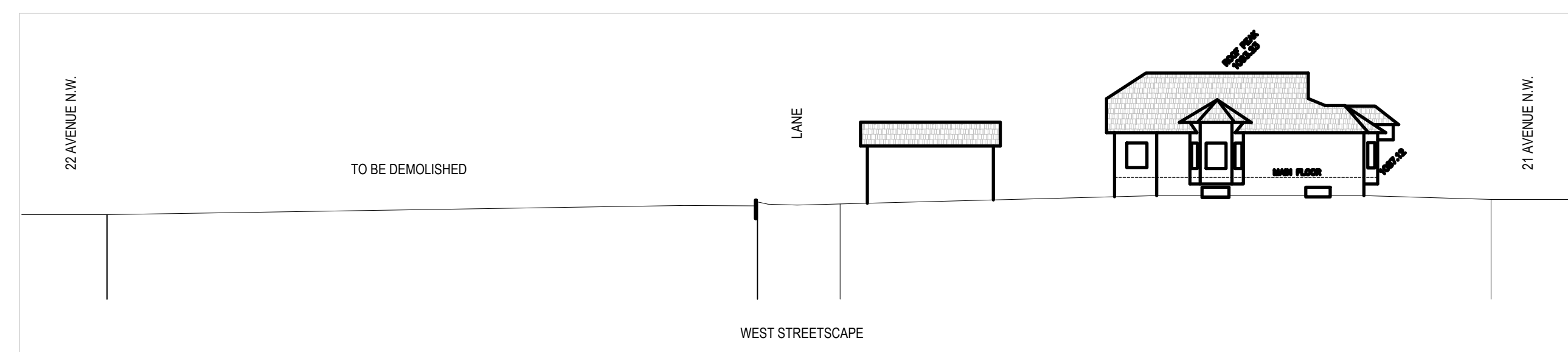
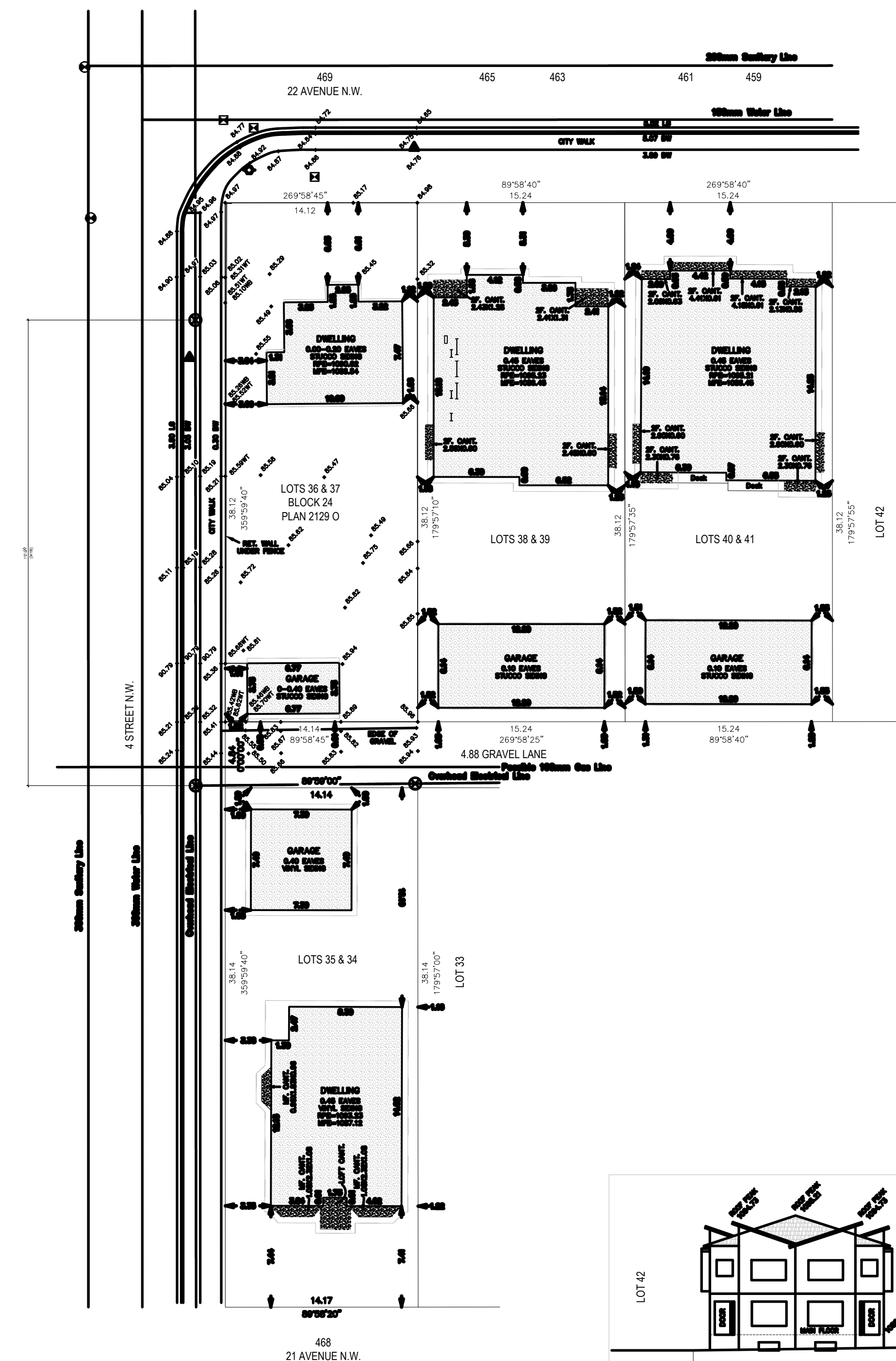
GOVING TIT

SURVEY

DP.400

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NO.: 210457	DATE: 03/May/2022
VEYED: JW	DRWAN: JW/WX

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