

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

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



FORMED ALLIANCE ARCHITECTURE STUDIO

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N.01	RESIDENTIAL PARKING
N.02	UNIT ENTRY
N.03	LINE OF FLOOR ABOVE AND BELOW
N.04	AMENITY SPACE
N.05	WALL MOUNTED LIGHT FIXTURE
N.06	PATHWAY LIGHT FIXTURE
N.07	CLASS 1 BICYCLE STORAGE
N.08	WINDOW WELL (7'-4" W x 2'-6" D)
N.09	PROPOSED GAS METER LOCATION
N.10	WASTE & RECYCLING BIN STORAGE
N.11	PLANTER (FURNITURE)
N.12	LANDSCAPING CURB ALONG THE PROPERTY LINE IS REQUIRED TO AVOID RUNOFF CROSS BOUNDARY (REFER TO CIVIL TO SEE GEO POINT)
N.13	PROPOSED 2.0M WOOD PRIVACY FENCE
N.14	OPEN RESIDENTIAL PARKING ASPHALT
N.15	CONCRETE RETAINING WALL (REFER TO DSSP FOR GEODETIC ELEVATION)
	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.

[illegible]

MP469

MUNICIPAL ADDRESS

L: 36 & 37 B: 24 P: 21290

PROJECT NO. 22.14

ORIGIN	CHECKED
MG/ML	DP

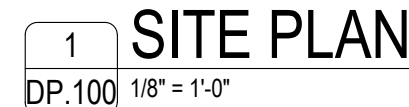
DATE	SCALE
2026.01.08	AS NOTED

SITE PLAN

(Source) Number

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

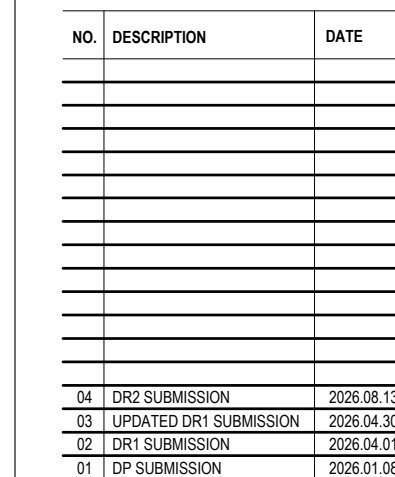
B1 CONCRETE STAIRS

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: 36 & 37 B: 24 P: 21290

PROJECT NO.	
22.14	
DRAWN	CHECKED
MGIML	DP
DATE	SCALE
2026.01.08	AS NOTED

GARAGE PLAN

(continued)

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- ### EXTERIOR FINISHES LEGEND

A - HARDIE

- | | |
|---|---|
|  | HARDIE PANEL
COLOUR: ARCTIC WHITE |
|  | HARDIE PANEL
COLOUR: BLACK |
|  | HARDIE LAP SIDING
COLOUR: BLACK |
|  | 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 STAIRS
- ☐ 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

MANUAL ADDRESS

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

PROJECT NO. _____

22.14

MGIML

DP

(20.8.2002)

SCALE
AS NOTED

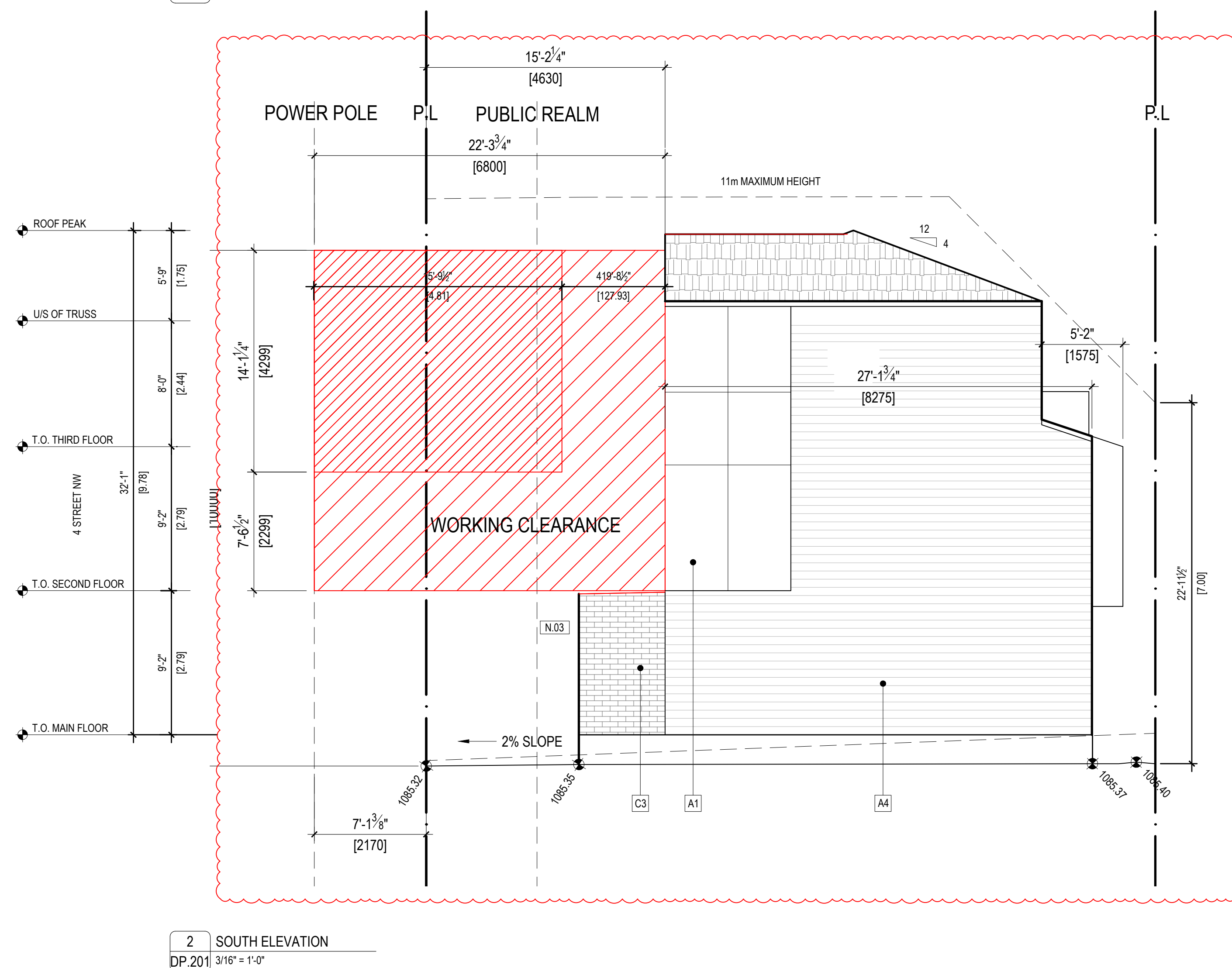
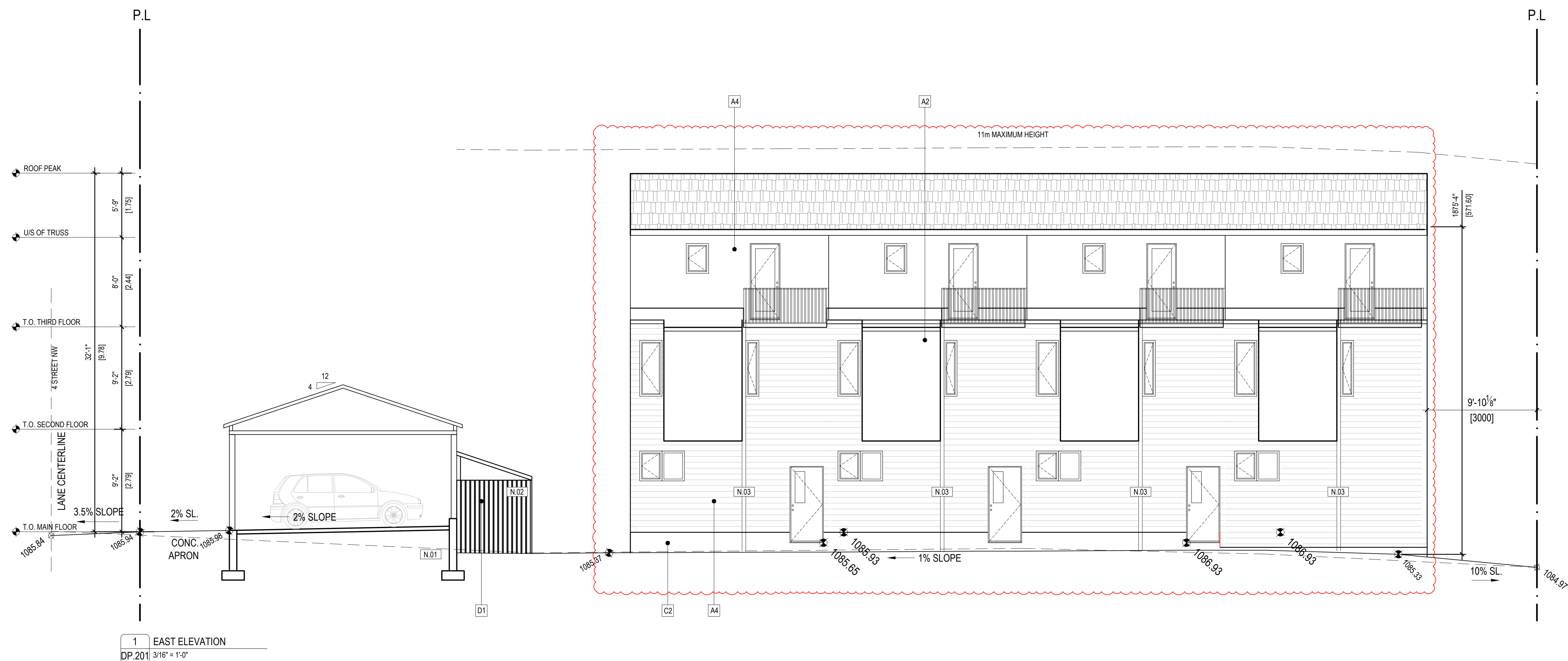
OSWALD TIT

BUILDING ELEVATIONS

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DP.200

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EXTERIOR FINISHES LEGEND

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

- | | |
|----|--|
| B1 | CORRUGATED METAL PANEL
COLOUR: BLACK |
| 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 - MASONRY

- ☐ C1 CONCRETE STAIRS
- ☐ C2 PARGING
- ☐ 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	2026.0
03	UPDATED DR1 SUBMISSION	2026.0
02	DR1 SUBMISSION	2026.0
01	DP SUBMISSION	2026.0

PROJECT NAME

MP469

MUNICIPAL ADDRESS

2214 4 ST NW

LEGAL ADDRESS

L: 36 & 37 B: 24 P: 2129

PROJECT NO. _____

22.14

OPINION

CHECKS:

MGML

DP

DATE _____

SCALE

2026.01.0

AS NOTED

OSWING TIT

BUILDING ELEVATIONS

OPENING MOVE

DP.201

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