



# 1323 10 AVE SE

CONTACT:  
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Alberta



ISSUED:

DATE ISSUED BY  
FEB 05, 2026 - DP

DRAFT NOT FOR CONSTRUCTION

AREAS: FAR = 4024/4057.99 = 0.99

AREA	SF
UNIT 1 - LIVING SPACE TOTAL	1096
BASEMENT DEVELOPMENT	1096
UNIT 2 - LIVING SPACE TOTAL	1629
MAIN FLOOR (not incl. mech)	1080
UPPER FLOOR	549
MAIN COVERED ENCLOSED BALCONY	141
UNIT 3 - LIVING SPACE TOTAL	1299
UPPER FLOOR	782
THIRD FLOOR	517
THIRD FLOOR UNENCLOSED BALCONY	173
THIRD GREEN ROOF (FRONT)	489
THIRD GREEN ROOF (REAR)	177
PARCEL	377.0M2/0.037ha 4057.99
MAIN AND GARAGE	2286.76
PARCEL COVERAGE 56% = 60% allowable	
LANDSCAPE TOTAL	1821.07
LANDSCAPE HARD	972.17
LANDSCAPE SOFT	848.9
LANDSCAPE SOFT ROOVES	666

PUBLISHED:

STAGE:

DRAWN & DESIGNED: R. CAIRNS/ PATRICK MOSKWA

CHECKED:

PROJECT:

INGLEWOOD STACKING DWELLING

STREET ADDRESS: 1323 10 AVENUE SE, CALGARY, AB

LEGAL ADDRESS: LOT 24, BLOCK 5, PLAN A3

OWNER: PRIVATE OWNER

LOT ZONING: R-CG to H-GO

PAGE: ARCH D / 36 x 24"

SCALE: As indicated

SHEET:

SITE PLAN

PAGE:

A0 R-June 13, 2026

**AMENDED DRAWINGS**  
DP No Date Received  
DP2026-00917 JUN 25 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

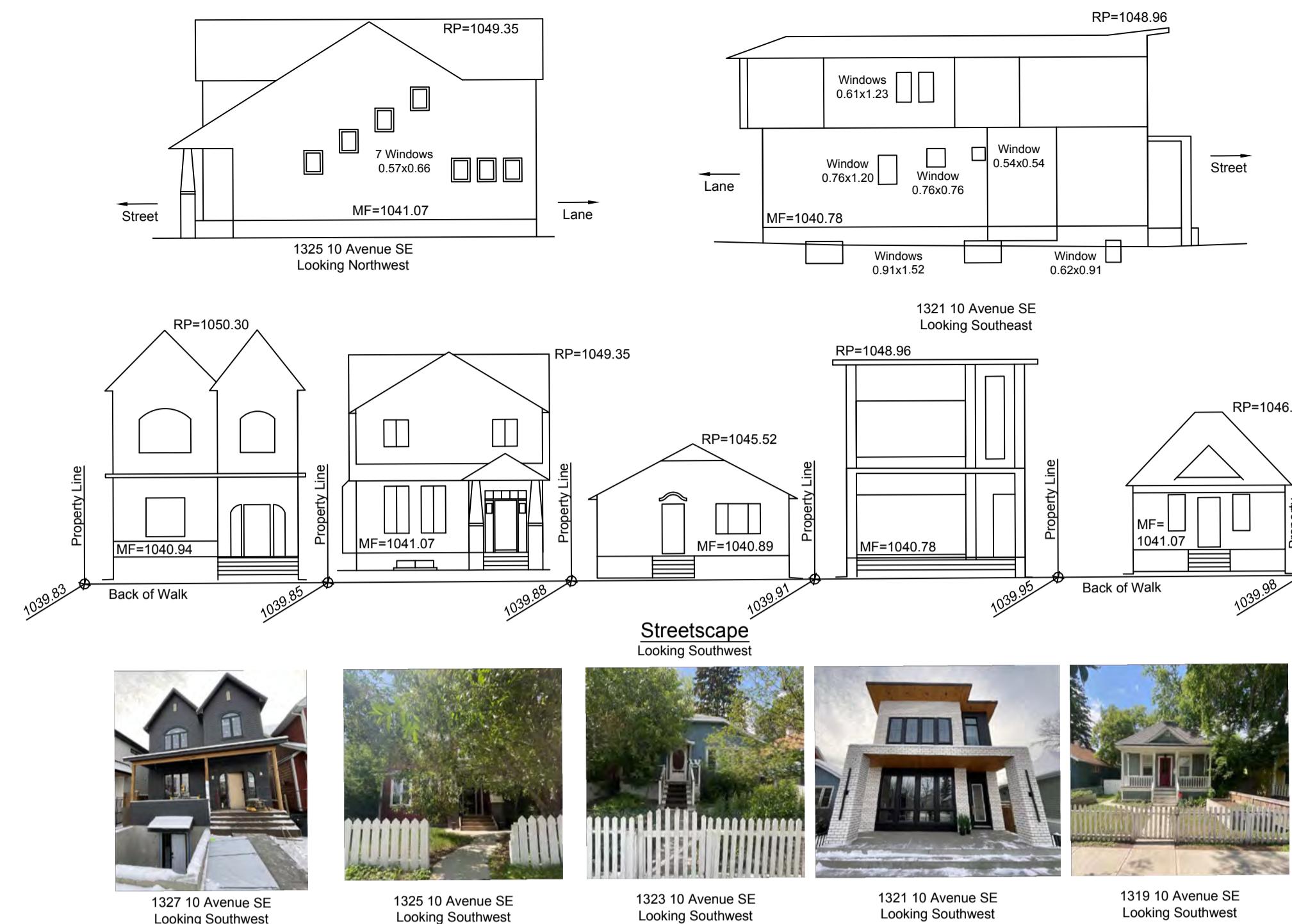
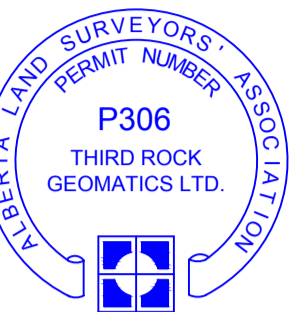
**SITE PLAN SHOWING EXISTING FEATURES**

**Description of Property**

Civic Address: 1323 10 Avenue SE, Calgary, Alberta  
Legal Address: Lot 24, Block 5, Plan A3

Date of Survey: Nov 27, 2018 to November 27, 2025

*Mark A. Sutter*  
Mark A. Sutter, A.L.S., P. Surv. (Copyright reserved)  
Dated at the City of Calgary, Alberta, November 28, 2025



**Area Table (m<sup>2</sup>)**

Parcel	House	Garage	Coverage
1319 10 Avenue SE	377.1	66.1	64.0 34.5%
1321 10 Avenue SE	377.1	129.0	52.0 48.0%
1323 10 Avenue SE	377.0	82.2	21.0 27.4%
1325 10 Avenue SE	377.0	105.4	41.3 38.9%
1327 10 Avenue SE	377.0	120.0	46.6 44.2%

**Tree Table (m)**

Trunk Ø	Drip Ø	Height	Species
T1	0.25	6.0	4.0 Deciduous
T2	0.10	2.0	2.0 Deciduous
T3	0.40	6.0	16.0 Deciduous
T4	2.50	6.0	15.0 Deciduous

- Notes**
- Distances are in metres and decimals thereof.
  - Bearings are 3TM, derived from GNSS observations, and confirmed with ASCM 250027 and ASCM 70789.
  - Elevations are geodetic, derived from ASCM 250027 Elev. = 1039.21
  - All ties are perpendicular to property line.
  - Side yard and setback distances are measured to concrete walls.
  - Title Boundary shown thus: - - - - -
  - Wood Fence shown thus: - - - - -
  - O/H Powerline & Telephone: - - - - -
  - Sewer: - - - - -
  - Fd.: Found, Mk.: Mark, C.S.: Countersunk, AGL: Above ground level, Conc.: Concrete, Δ: Central angle of curve, R: Radius, A: Arc Length, Calculated Position shown thus: X, Statutory Iron Post found shown thus: ●, Fd. I.: Drillhole found found shown thus: ⊗, Fd. Drillhole: Roof Peak - RP, Main Floor - MF, Utility Pole - ○ PP, Light Standard - ○ LS, Elevation Point: ○ LS

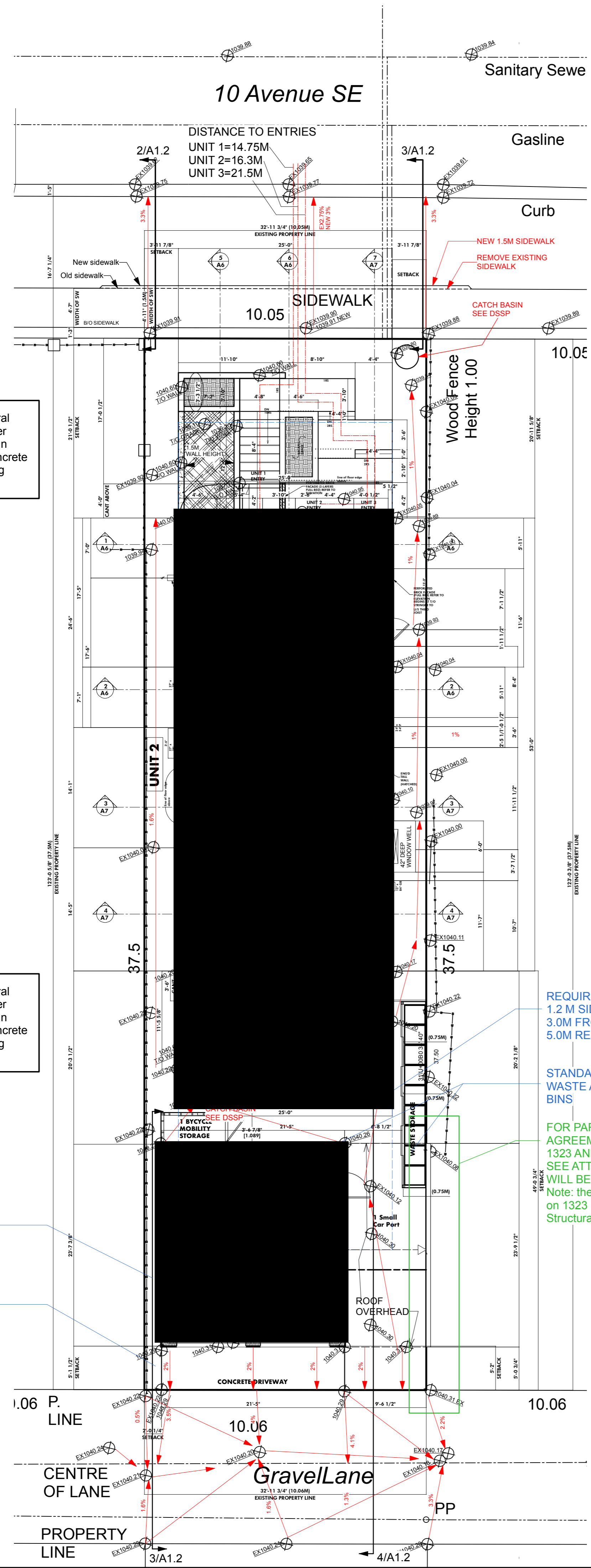
All buried utility information shown or omitted is subject to verification. Buried utilities drawn from City of Calgary Block Profiles.



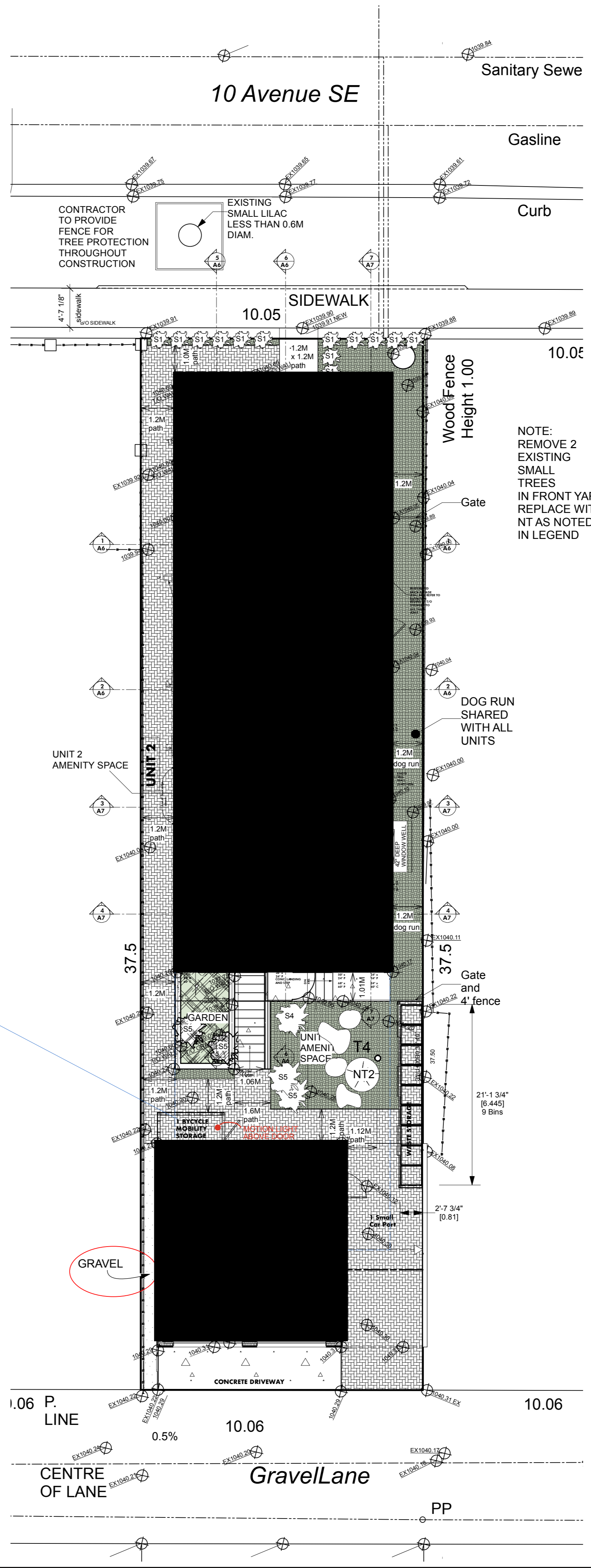
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DP No. DP2026-00917 Date Received JUN 25 2026  
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**Disclaimer**  
This Drawing, prepared by Third Rock Geomatics Ltd., and all information contained herein is provided for the purpose of a Development Permit Application for: 1323 10 Avenue SE, Calgary, Alberta, Lot 24, Block 5, Plan A3  
The information contained in the drawing is the property of Third Rock Geomatics Ltd. and any reproduction is prohibited without written consent. Errors or omissions must be reported to Third Rock Geomatics Ltd. immediately upon identification. This survey is not authorized for use in establishing boundaries. Third Rock Geomatics Ltd. takes no responsibility for any unauthorized use of its products.

**UTILITY SAFETY PARTNERS**  
UtilitySafety.ca 1-800-242-3447  
This plan represents information as of the date of survey. Third Rock Geomatics Ltd. and their employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan. All underground facilities should be located by the respective authorities prior to construction.



1  
PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"



2  
PROPOSED LANDSCAPE PLAN  
Scale: 1/8" = 1'-0"

- Exterior lighting
- L1 - wall washer  
900 maximum lumens  
low voltage LED
- L2 - recessed pot lights  
maximum lumens 300  
15 watt low voltage LED
- L3 - recessed Strip LEDs in concrete steps Max Lumens 130  
4.6 Watt low voltage LED



Structural Engineer to design ALL concrete retaining walls

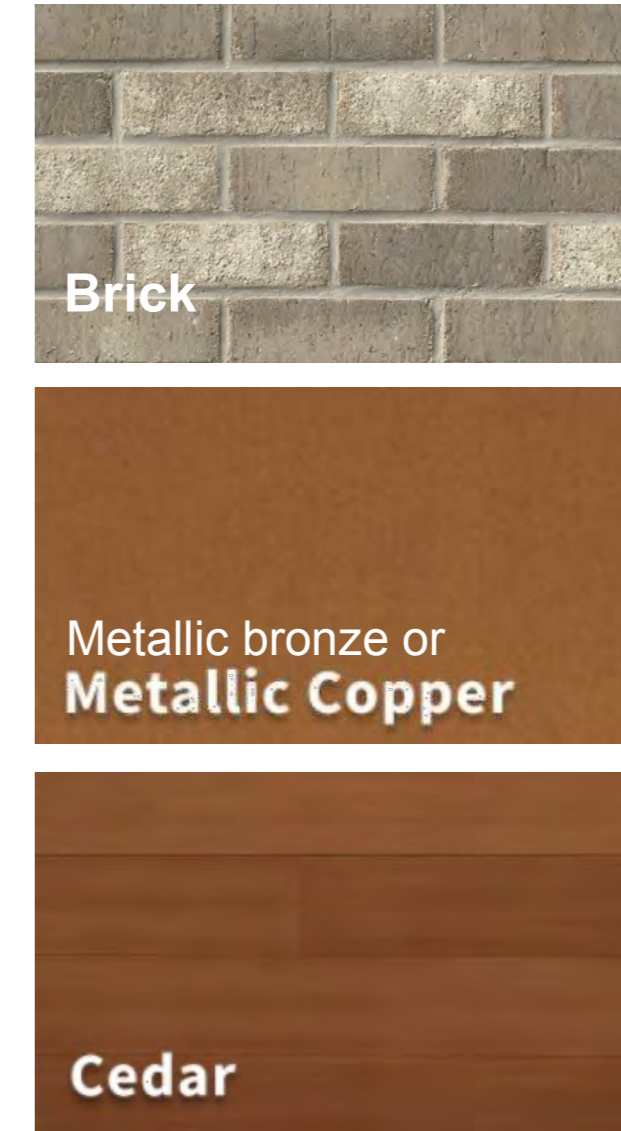
Structural Engineer to design ALL concrete retaining walls

SETBACK FOR GARAGE 0.6M FROM SIDE  
SETBACK FOR GARAGE 1.5M FROM REAR

REQUIRED SETBACKS  
1.2 M SIDE YARDS  
3.0M FRONT YARD  
5.0M REAR YARD

STANDARD CITY SIZED WASTE AND RECYCLING BINS

FOR PARTYWALL AGREEMENT BETWEEN 1323 AND 1325 SEE ATTACHED. WILL BE FILED ON TITLE  
Note: the footing will encroach on 1323 unless specified by Structural Engineer.



Exterior Colours  
Brick: Harbortown by Hebron  
Window and some flat panel: Metallic Copper or Bronze by MAC Architectural Metals  
Siding: Cedar, by MAC Architectural Metals or stucco  
Wood Screen: Cedar to match metal  
Brick Screens: to match brick siding

LANDSCAPING LEGEND

- NT1 1X COURAGEOUS CRAB min 85mm
- NT2 1X JAPANESE LILAC min 85mm
- S1 13x NINEBARK min 0.6m
- S2 2x FLOWERING PLUM min 0.6m
- S3 3x CALGARY CARPET JUNIPER min 0.6m
- S4 1x MEYER'S LILAC min 0.6m
- S5 6x HYDREANGEA min 0.6m
- CLOVER GROUND COVER
- PERMIABLE PAVERS
- VEGETAL AND ANNUAL GARDEN BEDS
- GREEN ROOF
- EXISTING TREE 2.5M DIAMETER TRUNK 6M CANOPY - TO BE REMOVED

NOTE: ALL SOFT SURFACE AREAS INCLUDING PLANTERS TO BE IRRIGATED WITH LOW WATER SYSTEM

FLOOD PLANE = 1040.10M  
T/O MAIN FLOOR = 1041.05M  
T/O GRADE

LANDUSE DESIGNATION  
1321 = R-CG  
1323 = R-CG - H-GO  
1325 = R-CG

FIRE PROTECTION AND MITIGATION  
NOTE:  
THE BUILDING IS TO BE SPRINKLERED ON ALL THREE UNITS.  
DISTANCE TO HYDRANT IS GREATER THAN 90M  
FIRETRUCK ACCESS FROM 10 AVE SE

PARKING  
H-GO REQUIRES 0.5 STALLS PER UNIT  
2 STALLS ARE PROVIDED ON SITE + 1 ADDITIONAL STALL ALL FOR RESIDENTIAL USE

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MAR 10, 2026 - ADDED REQUESTED NOTES FROM MOBILITY ENG. AND UTILITY ENG.

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PARCEL COVERAGE 56% = 60% allowable	
LANDSCAPE TOTAL	1821.07
LANDSCAPE HARD	972.17
LANDSCAPE SOFT	848.9
LANDSCAPE SOFT ROOVES	666

DENSITY:  
3 UNITS/  
0.0377HA  
= 79.5

PUBLISHED:

STAGE:

DRAWN & DESIGNED: R. CAIRNS/ PATRICK MOSKWA

CHECKED:

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INGLEWOOD STACKING DWELLING

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SITE PLAN LANDSCAPE PLAN

PAGE:

A1.1 R-June 13, 2026

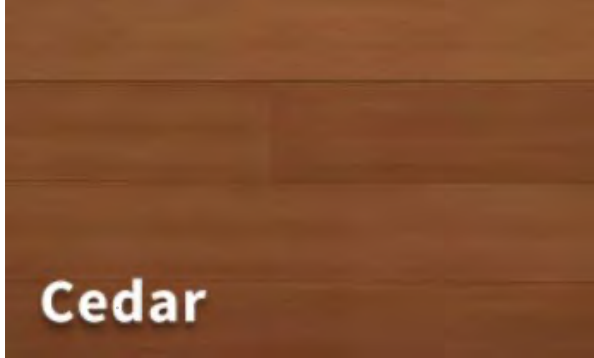




Brick

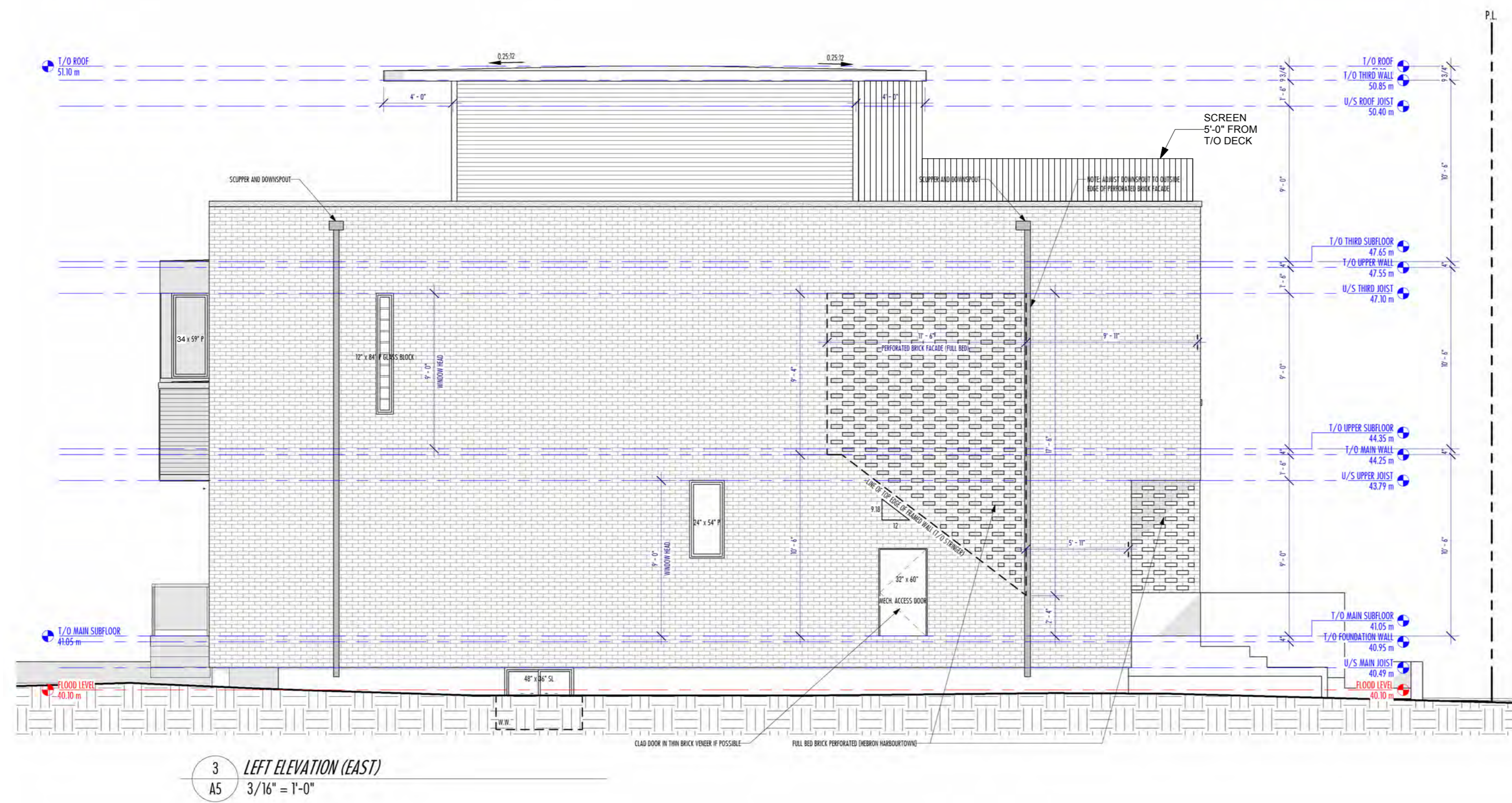


Metallic bronze or Metallic Copper



Cedar

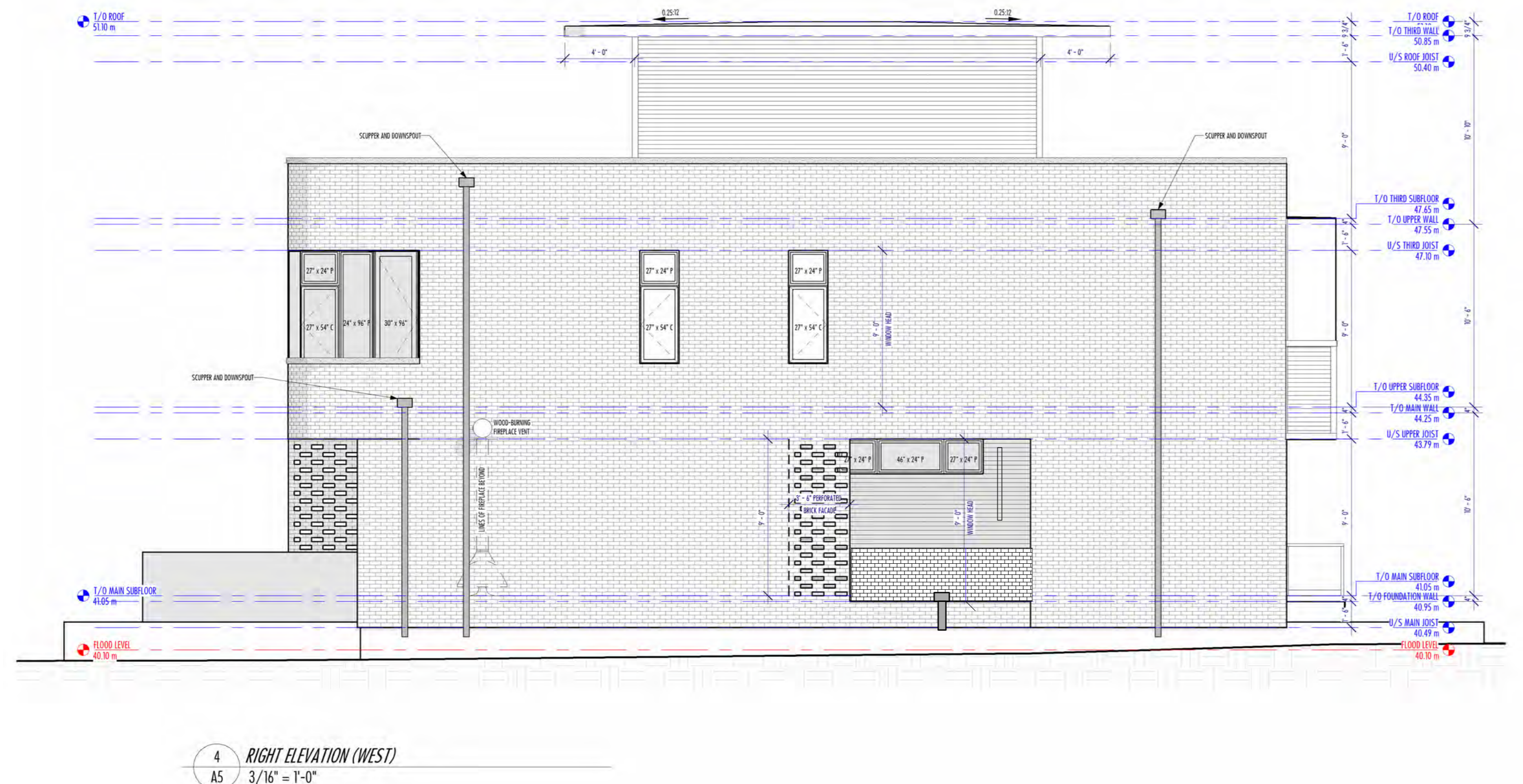
Exterior Colours  
 Brick: Harbortown by Hebron  
 Window and some flat panel: Metallic Copper or Bronze by MAC Architectural Metals  
 Siding: Cedar, by MAC Architectural Metals  
 Wood Screen: Cedar to match metal  
 Brick Screens: to match brick siding



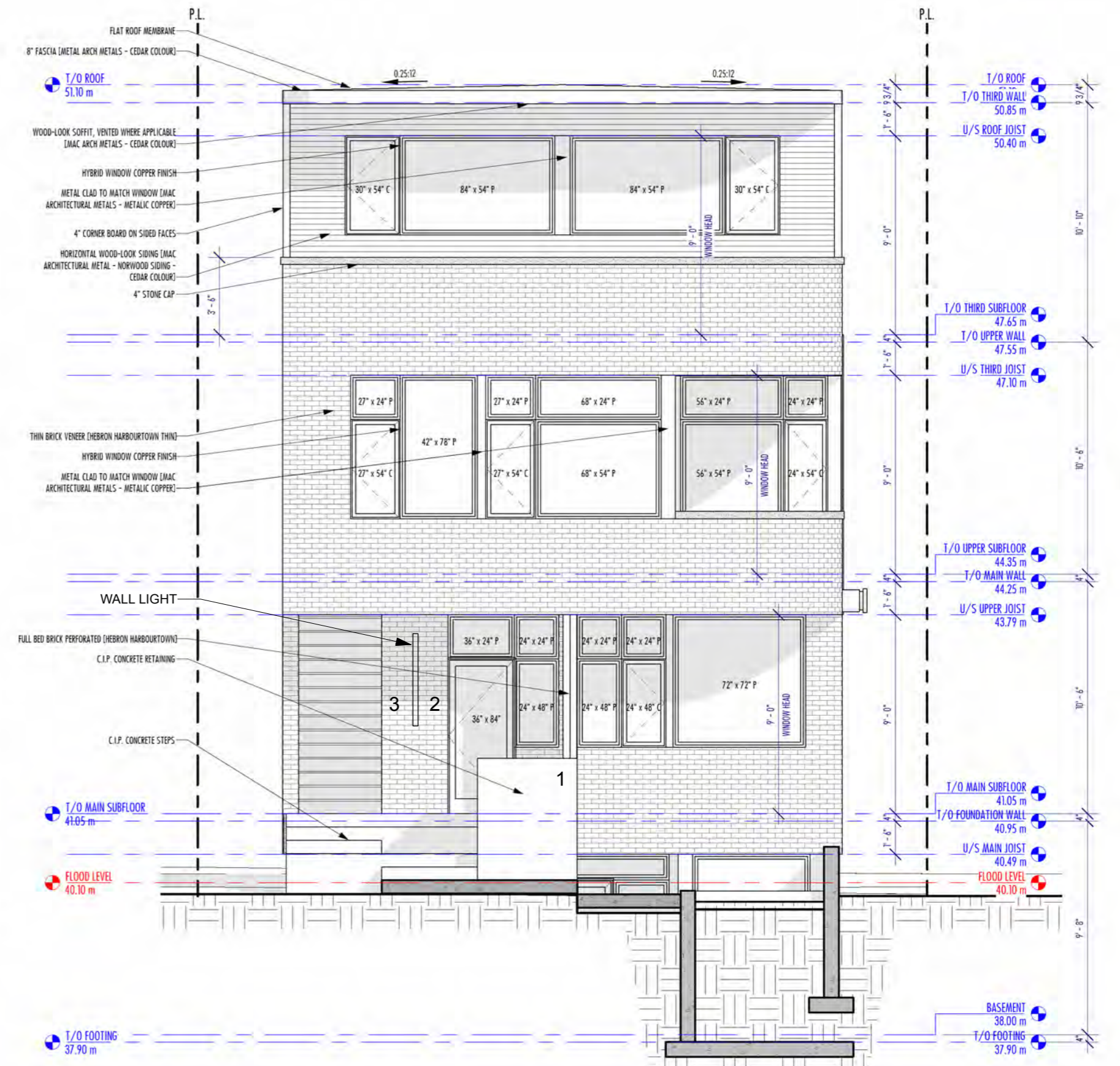
3 LEFT ELEVATION (EAST)  
 A5 3/16" = 1'-0"

MATERIAL: BRICK TYPERS	MATERIAL: HORIZONTAL SIDING	MATERIAL: METAL SIDING	NOTE:
HARBOR TOWN HARBOUR TOWN *THIN BRICK FOR ALL LOCATIONS ON WALLS, TYP. *FILL BRICK FOR ALL CORNER BRICK AREAS ON WALLS.	MAC METAL ARCHITECTURAL - HARBOR TOWN CEDAR COLOR *1/2" MATCHING CORNER BOARDS FOR SIDING AREAS *FILL BRICK FOR ALL CORNER BRICK AREAS ON WALLS.	MAC METAL ARCHITECTURAL - METAL COPPER *MATCHING EXTERIOR WINDOW FINISH	COLORS, IN MODEL DO NOT NECESSARILY REPRESENT ACTUAL COLOR OF PRODUCT. REFER TO SPEC AND SAMPLE LITERATURE.

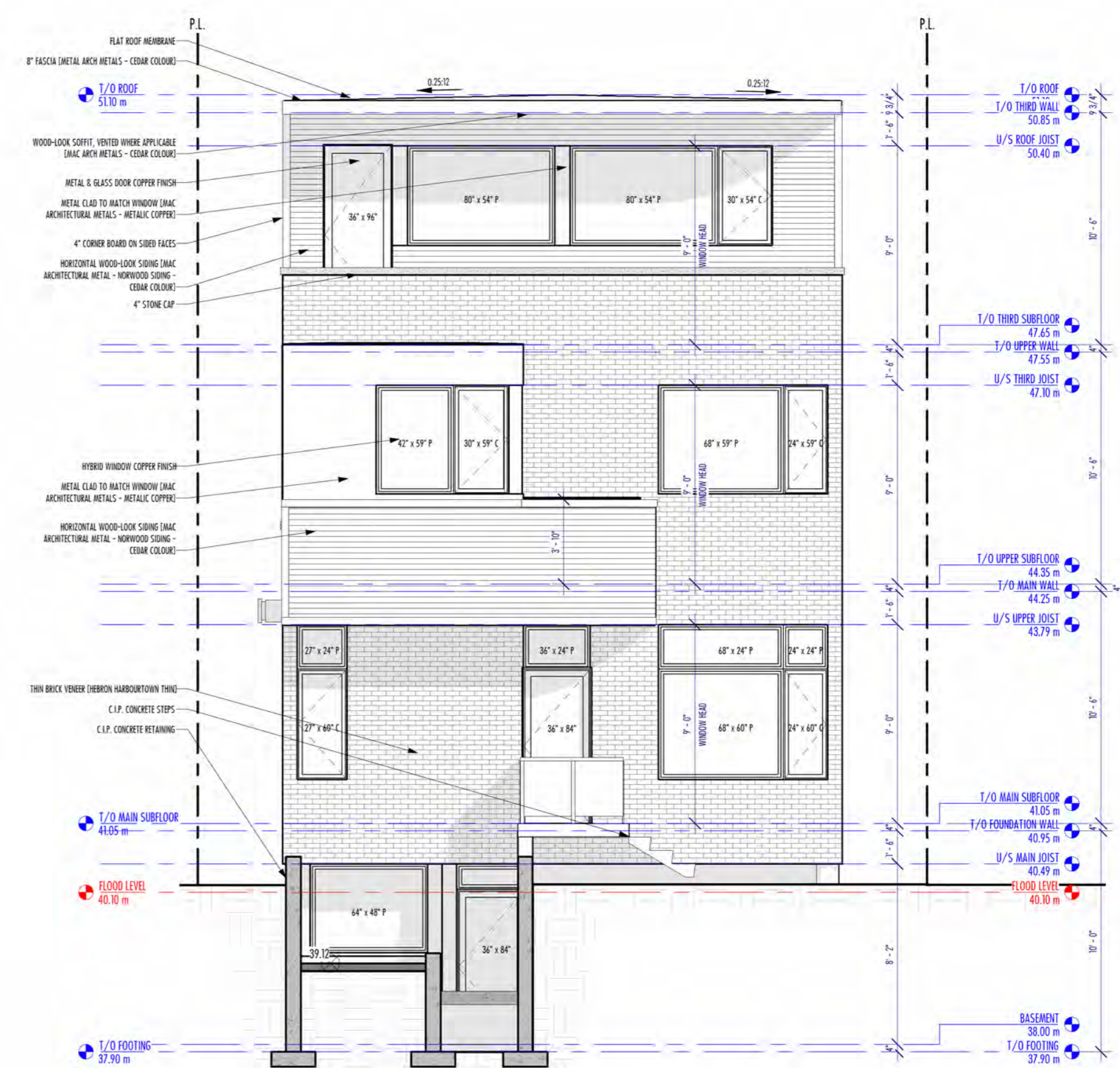
5 EXT. MATERIAL LEGEND  
 A5 3/16" = 1'-0"



4 RIGHT ELEVATION (WEST)  
 A5 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)  
 A5 3/16" = 1'-0"



2 REAR ELEVATION (SOUTH)  
 A5 3/16" = 1'-0"

**AMENDED DRAWINGS**  
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UPPER FLOOR	549
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TOTAL	1299
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THIRD FLOOR UNENCLOSED BALCONY	173
THIRD GREEN ROOF (FRONT)	489
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PUBLISHED:

STAGE:

DRAWN & DESIGNED: R. CAIRNS/ PATRICK MOSKWA

CHECKED:

PROJECT:

**INGLEWOOD STACKING DWELLING**

STREET ADDRESS: #1323 10 AVENUE SE, CALGARY, AB

LEGAL ADDRESS: LOT 24, BLOCK 5, PLAN A3

OWNER: PRIVATE OWNER

LOT ZONING: R-CG to H-GO

PAGE: ARCH D / 36 x 24"

SCALE: As indicated

SHEET:

**ELEVATIONS**

PAGE:

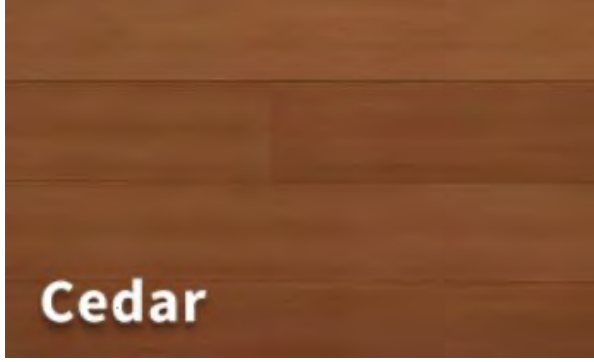
**A5.1A R-June 13, 26**



Brick

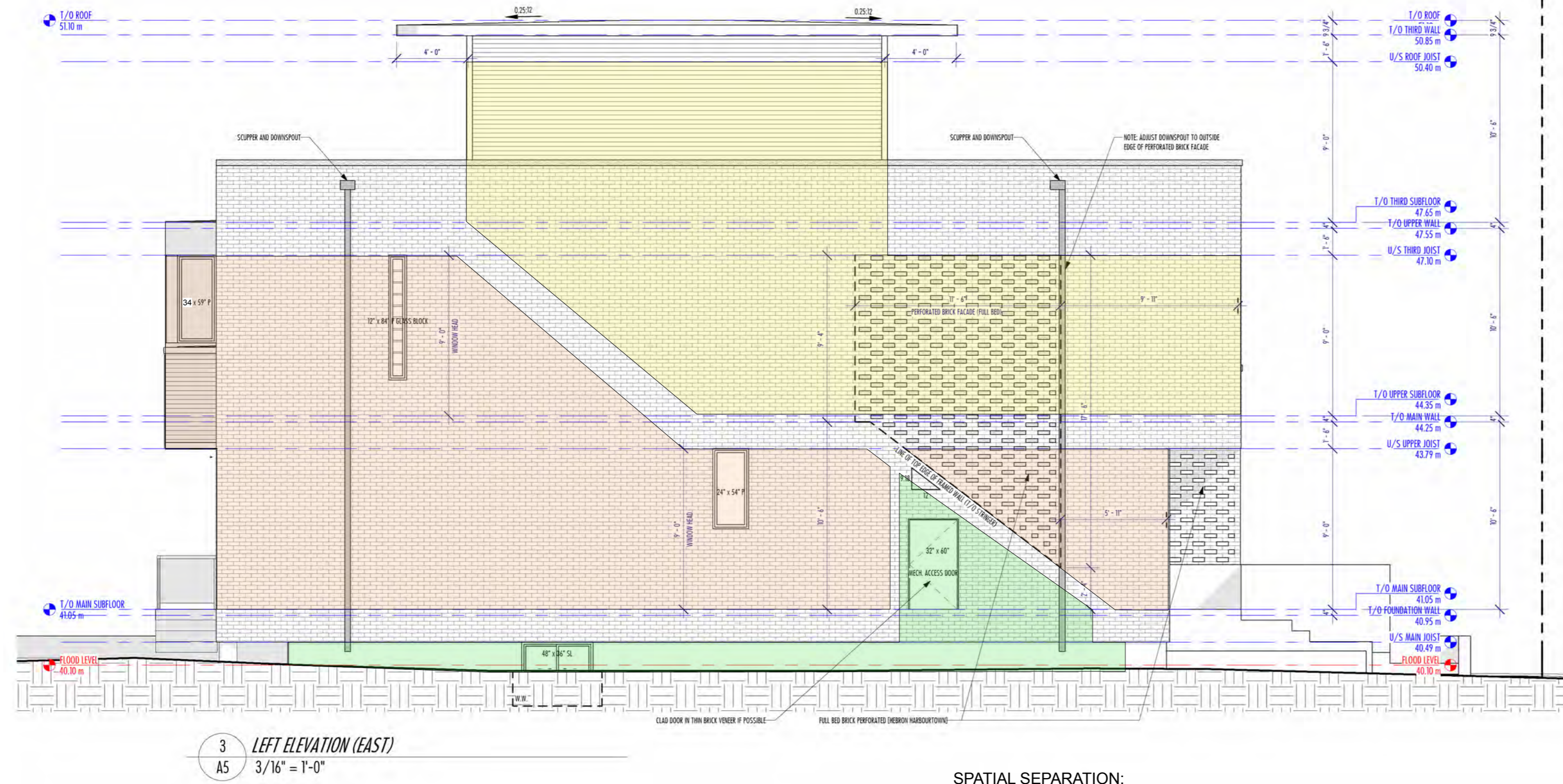


Metallic bronze or Metallic Copper



Cedar

Exterior Colours  
Brick: Harbortown by Hebron  
Window and some flat panel: Metallic Copper or Bronze by MAC Architectural Metals  
Siding: Cedar, by MAC Architectural Metals  
Wood Screen: Cedar to match metal  
Brick Screens: to match brick siding



3 LEFT ELEVATION (EAST)  
A5 3/16" = 1'-0"

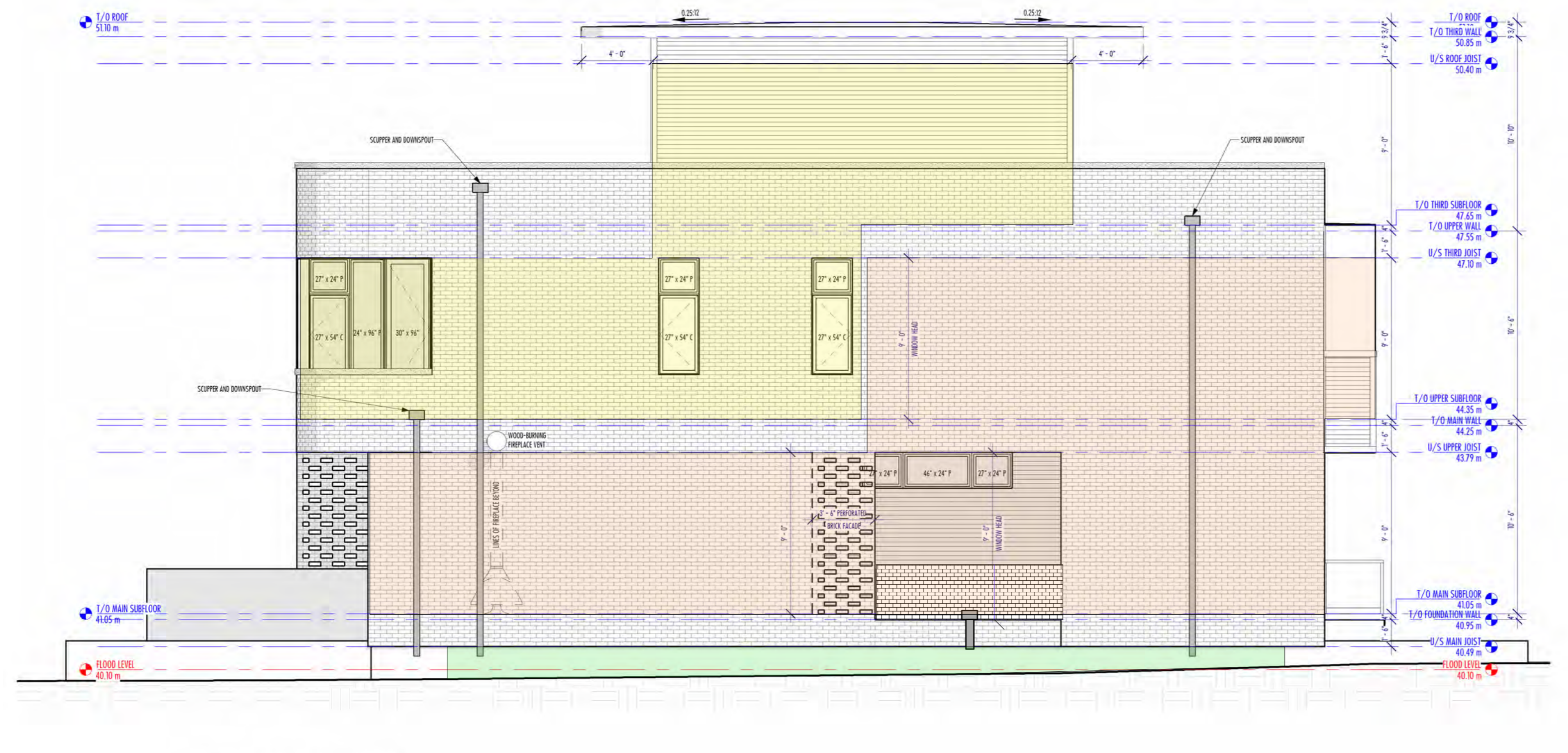
**MATERIAL BRICK FINISH**  
HARBOR BRICK HARBOURSTOWN  
- THIN BRICK FOR ALL LOCATIONS ON WALLS, TYP.  
- FULL BRICK FOR ALL PERFORATED SCREENS  
- FULL BRICK FOR ALL CORNER BRICK AREAS ON WALLS

**MATERIAL HORIZONTAL SIDING**  
MAC METAL ARCHITECTURE - HARBOR SIDING - CEDAR COLOR  
- 1/4" MATCHING CORNER BOARDS FOR SIDING AREAS

**MATERIAL METAL SIDING**  
MAC METAL ARCHITECTURE - METAL COPPER  
- MATCHING EXTERIOR WINDOW FINISH

**NOTE:**  
COLORS, IN MODEL DO NOT NECESSARILY REPRESENT ACTUAL COLOR OF PRODUCT. REFER TO SPEC AND ADJUST VENDORING.

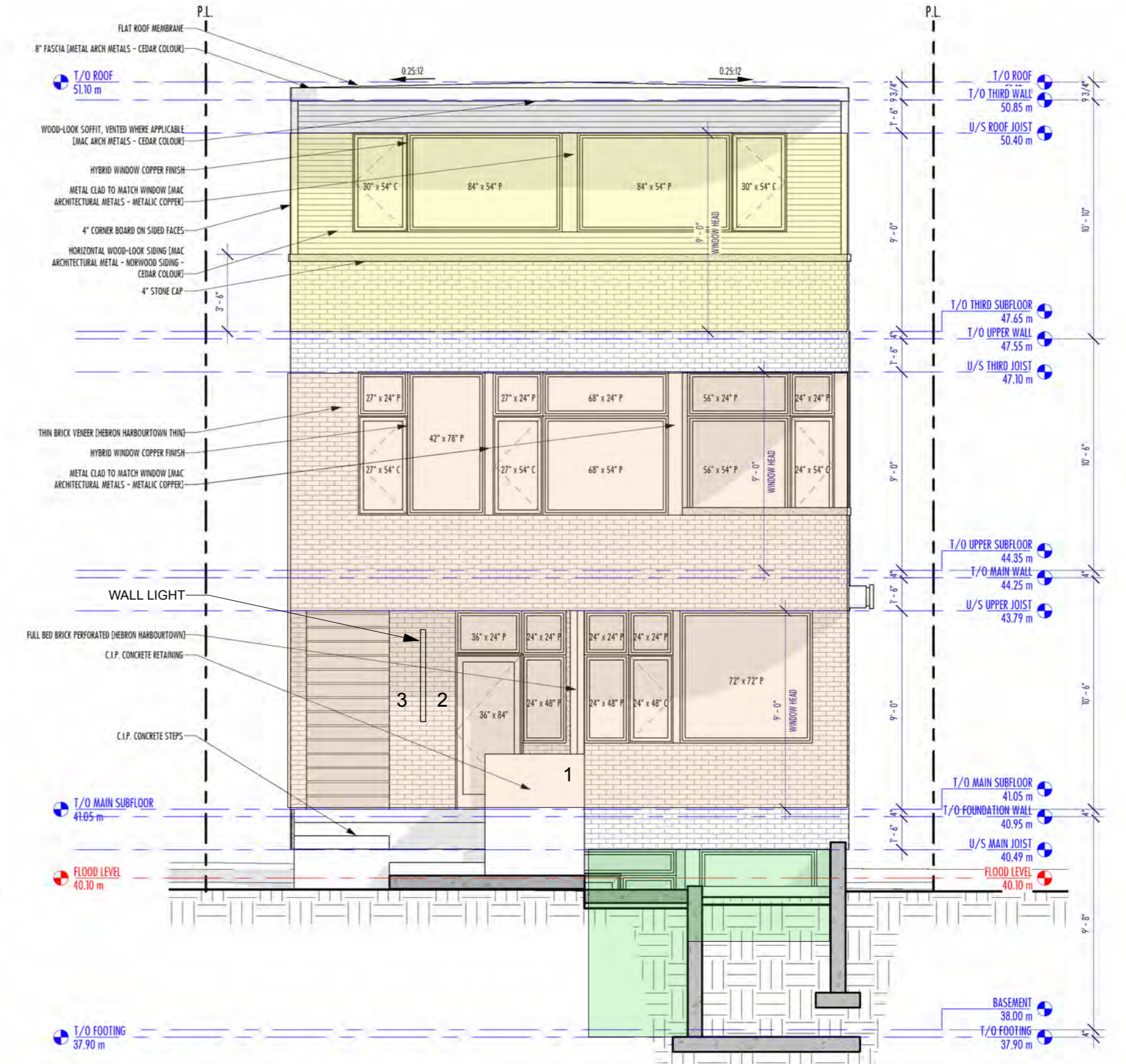
5 EXT. MATERIAL LEGEND  
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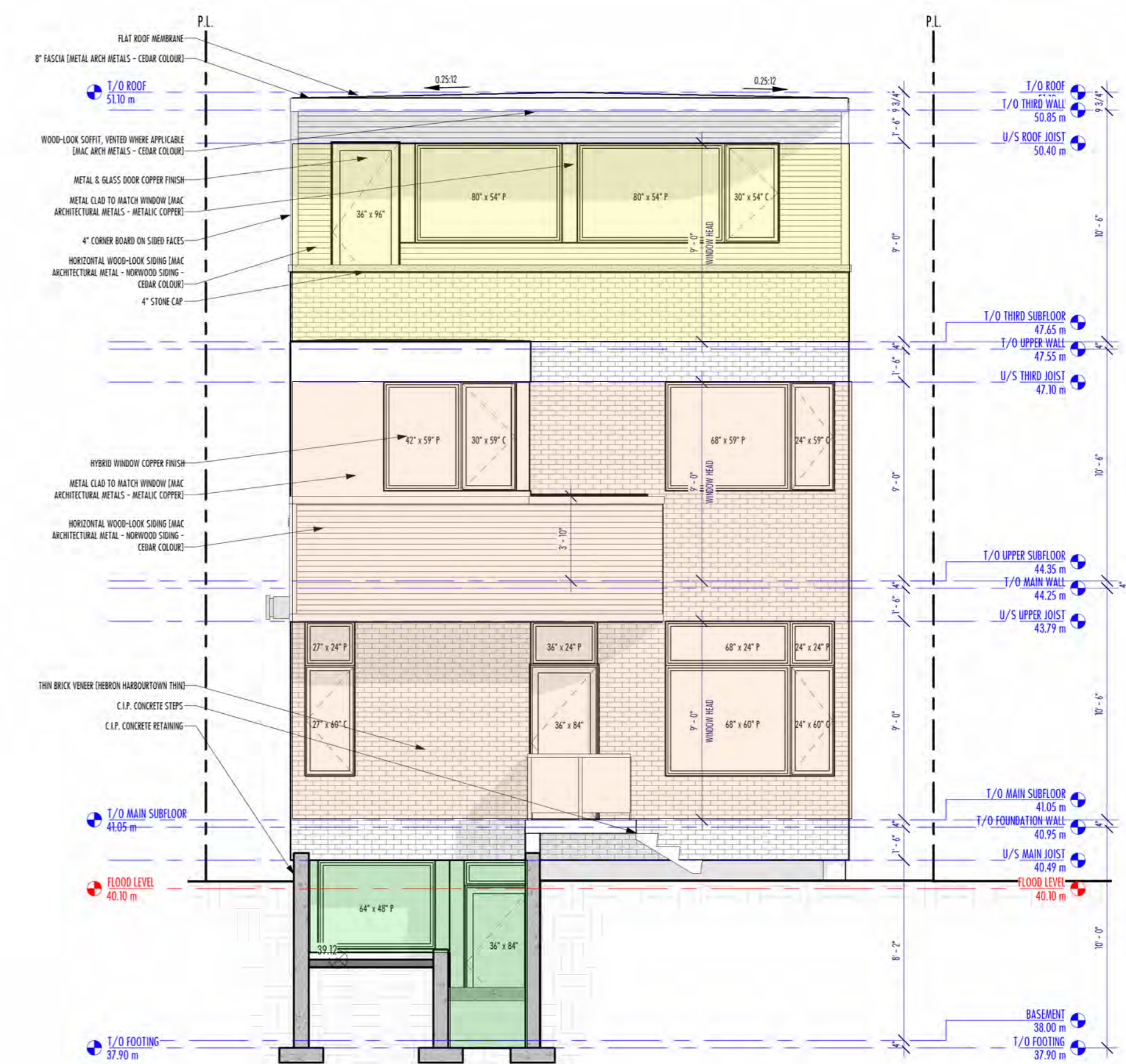
4 RIGHT ELEVATION (WEST)  
A5 3/16" = 1'-0"

**SPATIAL SEPARATION:**  
UNIT 3 = 530.875 SQFT/73.125 SQFT OPENING = 13.77%  
UNIT 2 = 756.3 SQFT/ 16.6 SQFT OPENING = 2.2%  
UNIT 1 = 88.20 SQFT/0 SQFT OPENING = 0%  
AT 1.2M SIDE YARD SETBACK  
ENTIRE BUILDING IS SPRINKLERED = 14% ALLOWABLE OPENINGS

**AMENDED DRAWINGS**  
DP No Date Received  
DP2026-00917 JUN 25 2026  
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1 FRONT ELEVATION (NORTH)  
A5 3/16" = 1'-0"



2 REAR ELEVATION (SOUTH)  
A5 3/16" = 1'-0"

**SPATIAL SEPARATION:**  
UNIT 3 = 225 SQFT/84.75 SQFT OPENING = 37.66%  
UNIT 2 = 495.83 SQFT/ 67.3 SQFT OPENING = 13.57%  
UNIT 1 = 44.09 SQFT/44.09 SQFT OPENING = 100%  
ENTIRE BUILDING IS SPRINKLERED = DOUBLE % ALLOWABLE OPENINGS

10.5M SETBACK  
5.0M SETBACK  
5.6M SETBACK  
SETBACKS ARE TO FACE OF GARAGE

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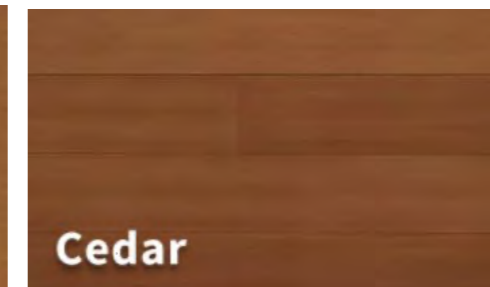
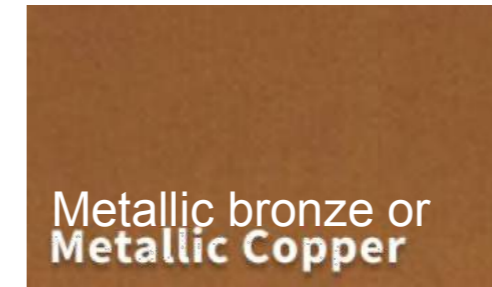
SCALE: As indicated

SHEET:

**ELEVATIONS WITH SPATIAL SEPARATIONS**

PAGE:

**A5.1B R-June 13, 26**



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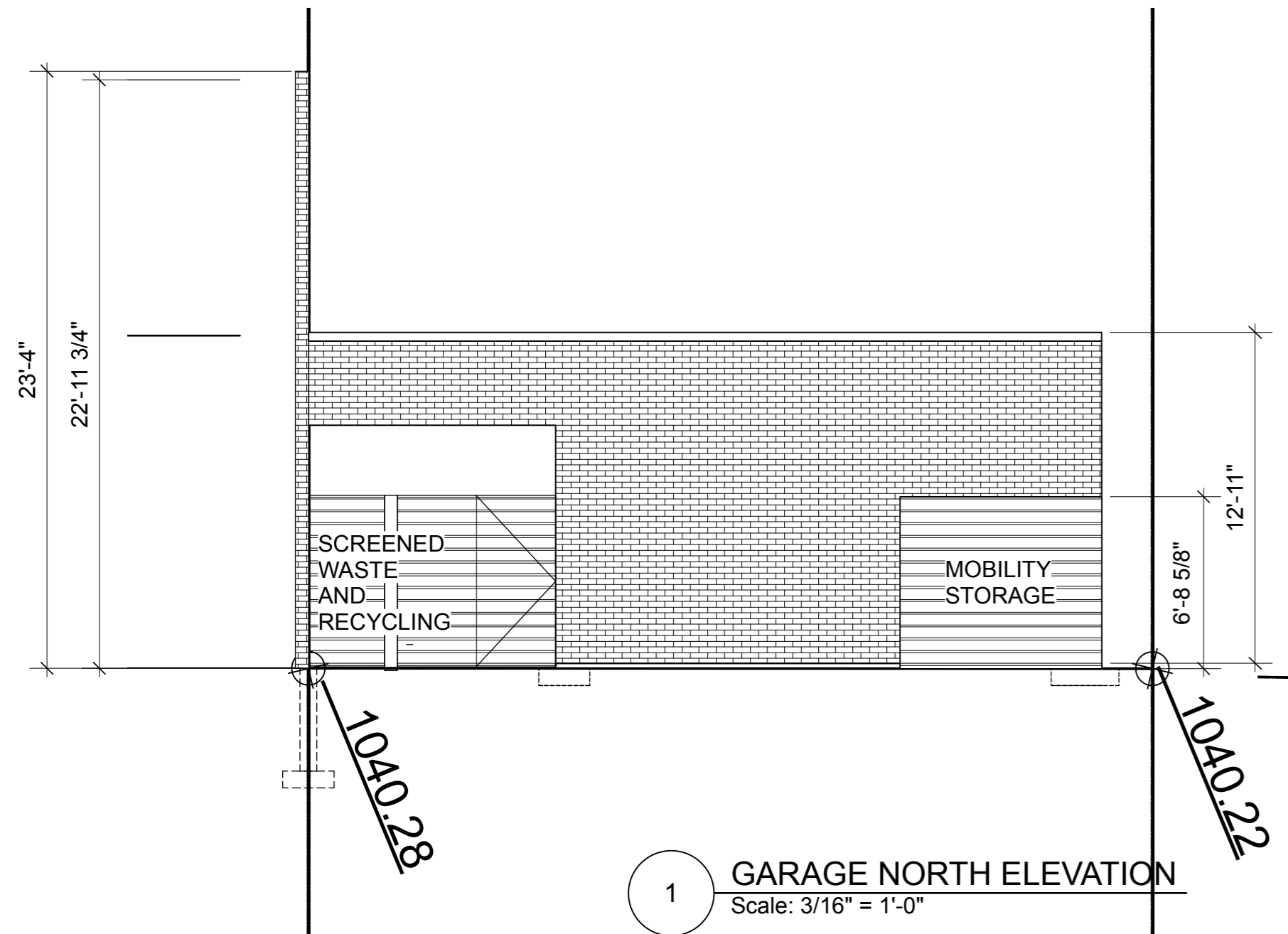
SHEET:

GARAGE

PAGE:

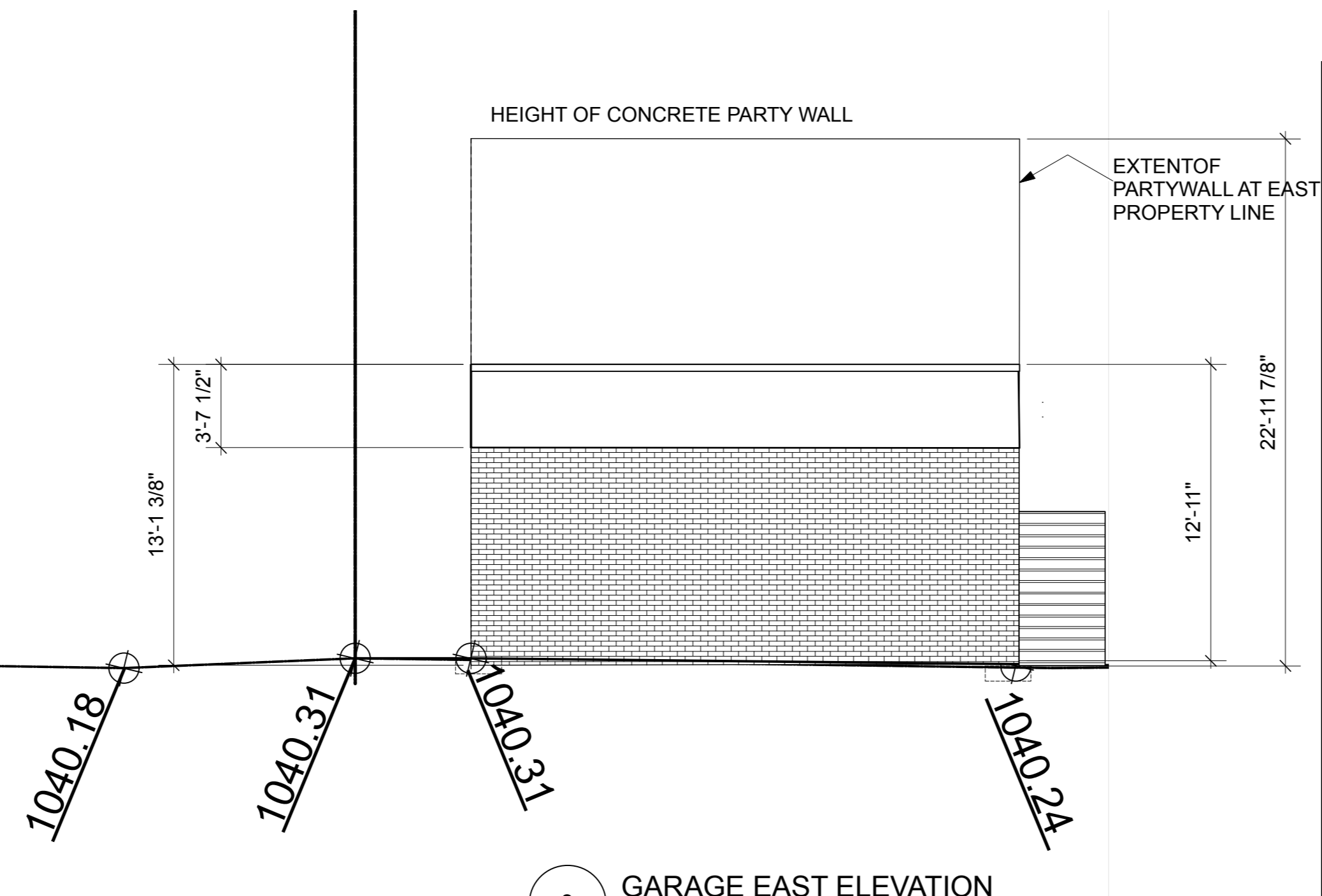
A5.2 R-June 13, 2026

HEIGHT OF CONCRETE PARTY WALL TO MAX HEIGHT OF BACKYARD SUITE ALLOWABLE

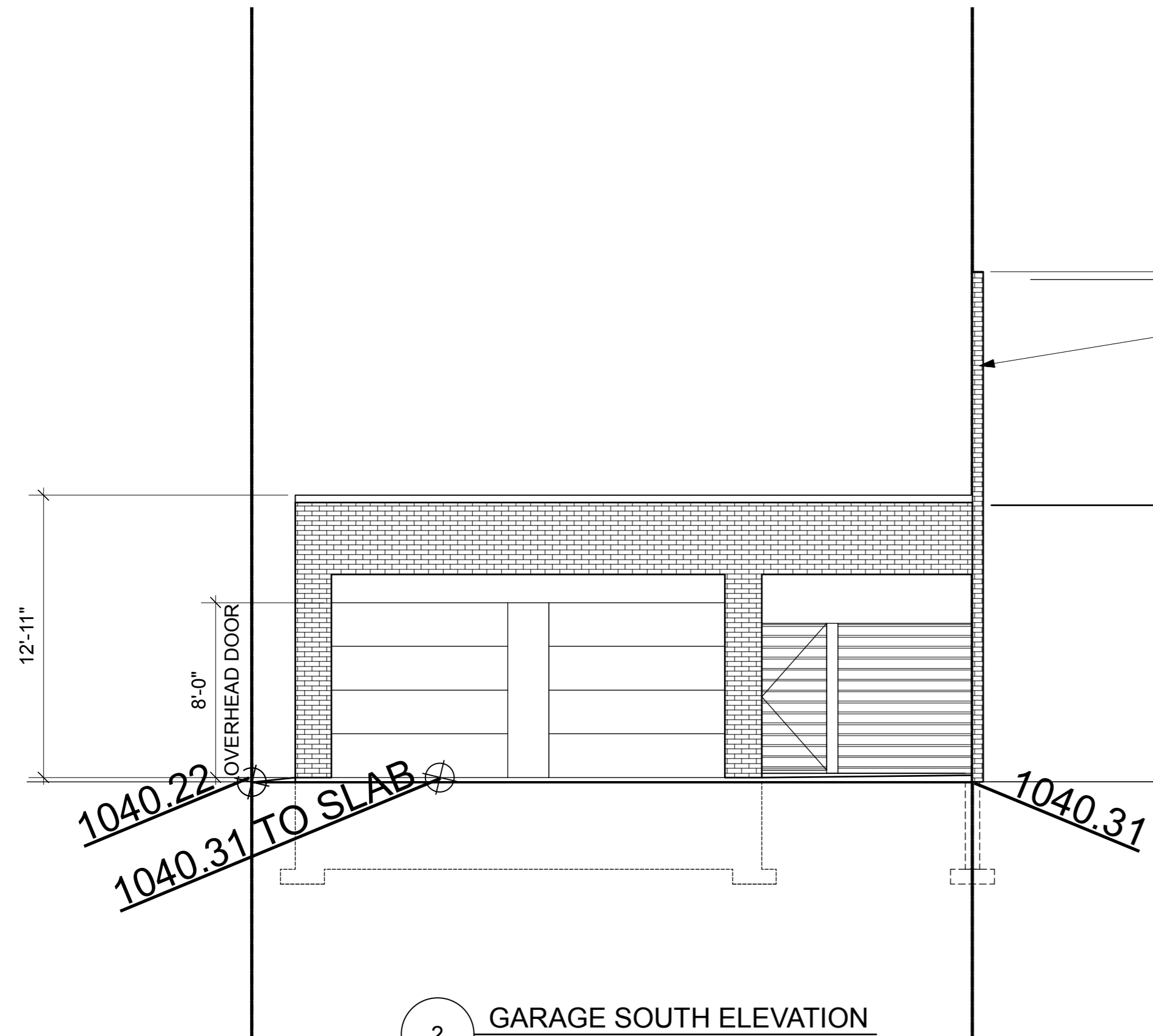


1 GARAGE NORTH ELEVATION  
 Scale: 3/16" = 1'-0"

HEIGHT OF CONCRETE PARTY WALL

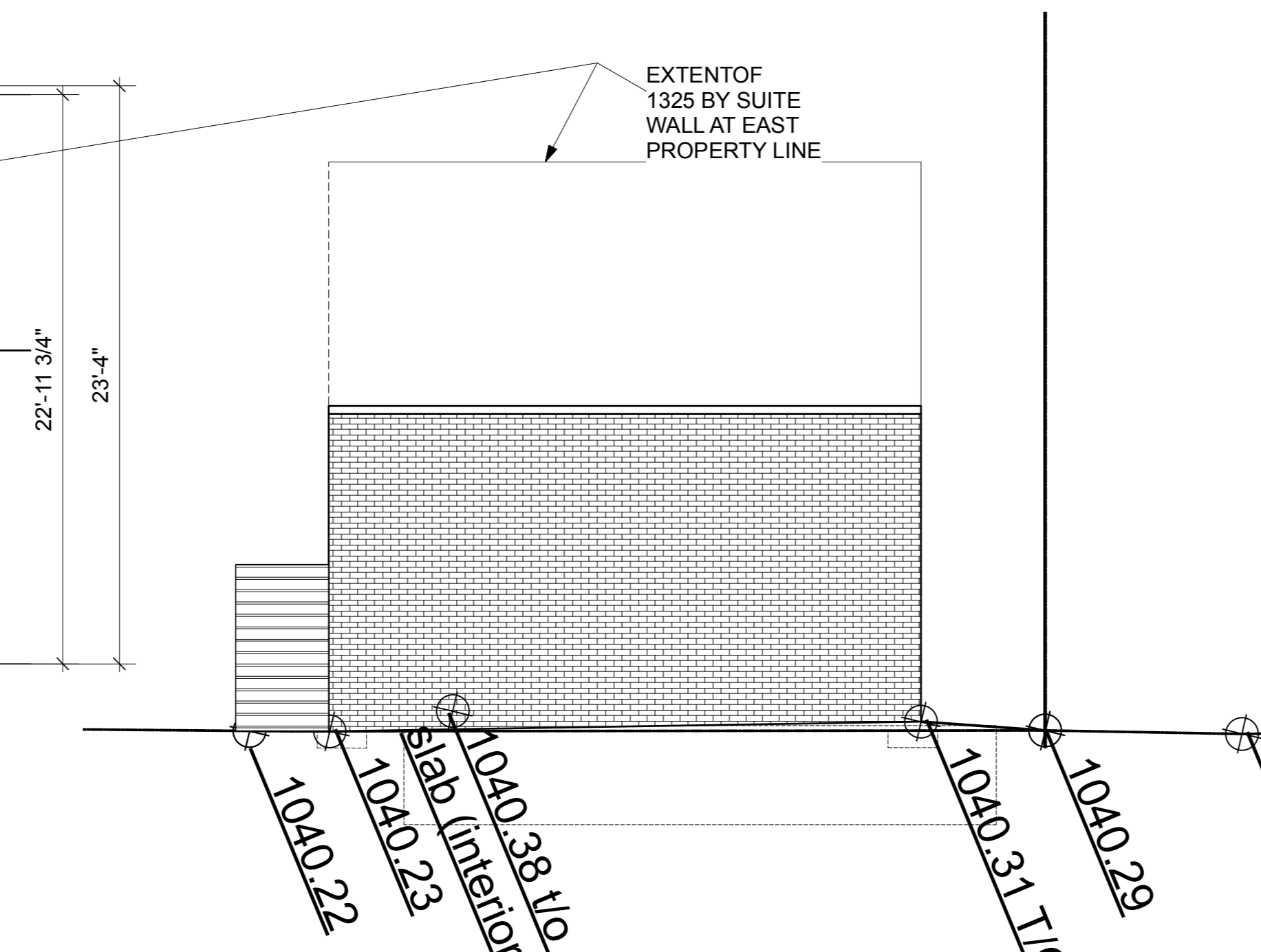


3 GARAGE EAST ELEVATION  
 Scale: 3/16" = 1'-0"

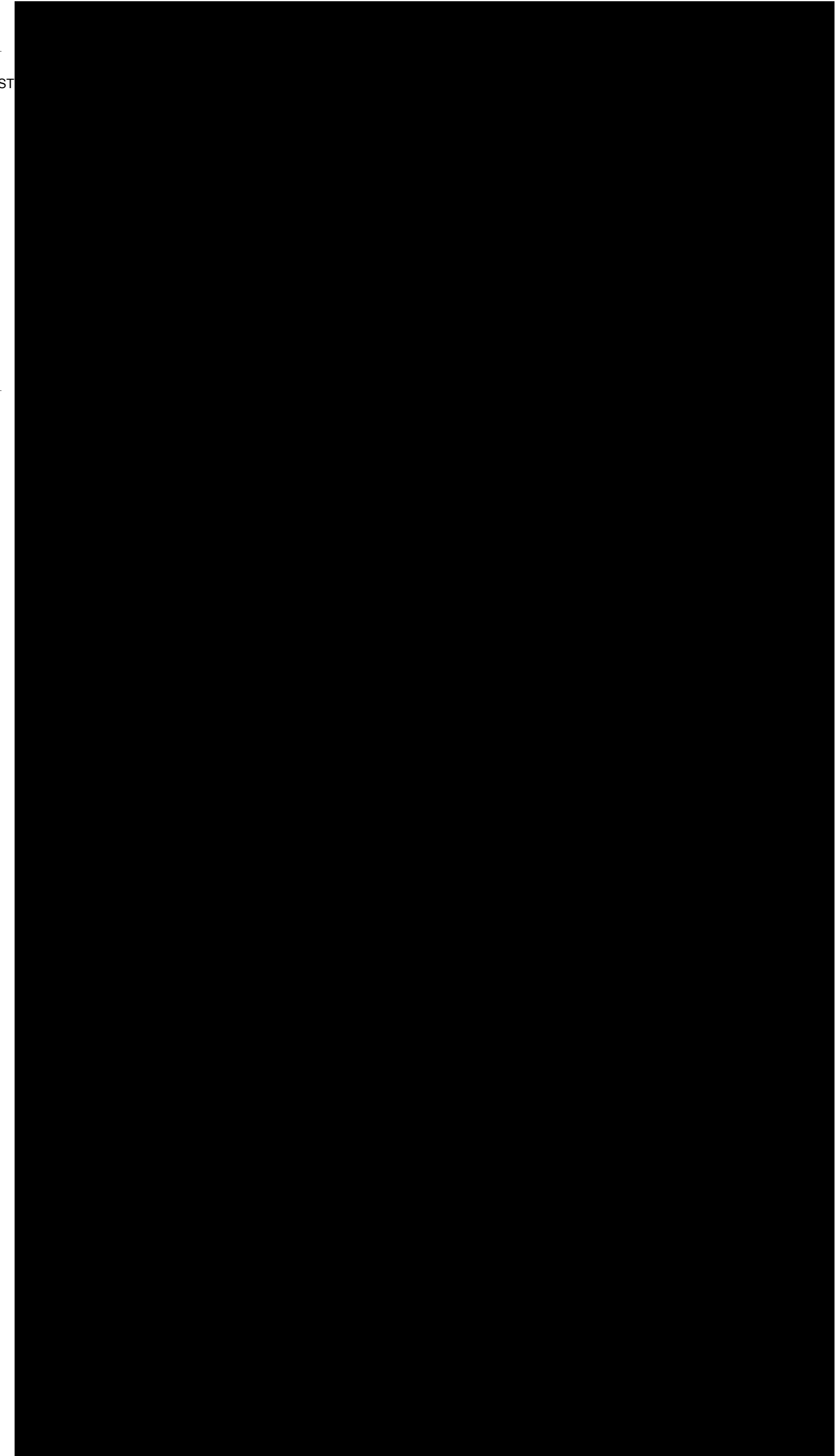


2 GARAGE SOUTH ELEVATION  
 Scale: 3/16" = 1'-0"

EXTENT OF 1325 BY SUITE WALL AT EAST PROPERTY LINE



4 GARAGE WEST ELEVATION  
 Scale: 3/16" = 1'-0"



6 GARAGE ROOF PLAN  
 Scale: 3/16" = 1'-0"

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