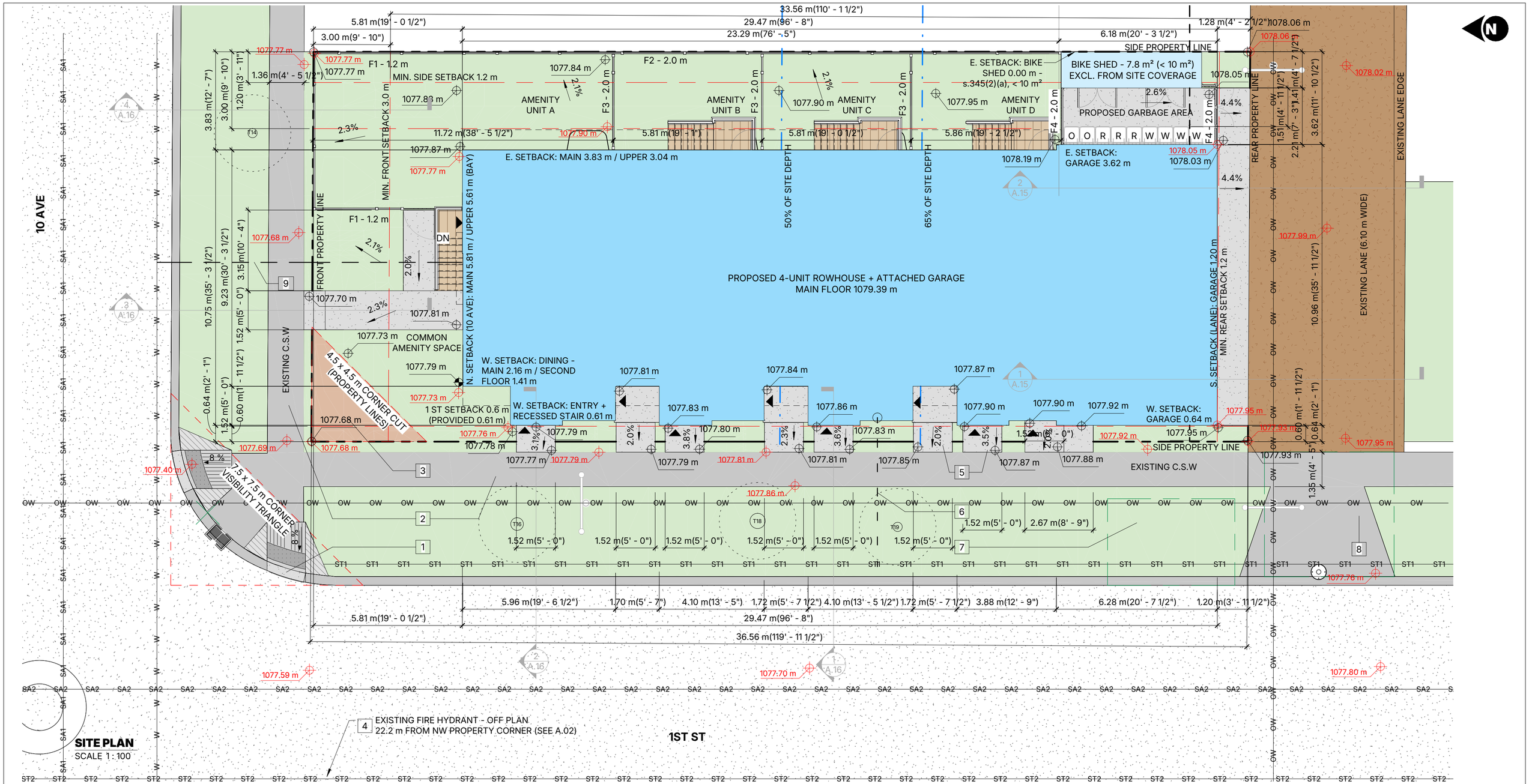
HERITAGE ROW ON TENTH

201 10 AVENUE NE • CALGARY





SITE PLAN
SCALE 1 : 100

SITE KEYNOTES

1. EXISTING CURB RAMP REMOVED; NEW DOUBLE CURB RAMPS ALIGNED WITH OPPOSITE SIDE, CITY OF CALGARY STD. - 1.5 m WIDE, 8 % MAX, 10 % SIDE FLARES, TACTILE WARNING STRIP AT CURB (DR1 #27).
2. NO SIDEWALK REPLACEMENT OR WIDENING IS TO OCCUR WITHIN 3 m OF THE DRIPLINE OF PUBLIC TREE. SHOULD THE TREE BECOME UNVIABLE, THE APPLICANT IS TO REMOVE AND REPLACE THE SIDEWALK (DR1 #17, #26).
3. 4.5 m x 4.5 m CORNER CUT - NOTHING ABOVE 0.6 m, MAX. 2 % GRADE (DR1 #19).
4. EXISTING FIRE HYDRANT, SW CORNER 10 AVE / 1 ST (SEE A.02) - TO ENTRANCES: UNIT A 25.6 m (10 AVE DOOR 31.9 m), B 28.8 m, C 32.8 m, D 37.2 m, D SUITE 39.4 m - ALL WITHIN 40 m.
5. WALKWAYS TO DOORS 1.50 m CLEAR TO EXISTING C.S.W, SLOPES 2.0 - 5.0 % AS SHOWN (DR1 #23, #24).
6. STORM SERVICE TIE-IN 14.5 m N. OF SOUTH PL (DR1 #15); PUBLIC SHRUB T19 PROTECTED.
7. EXISTING UNUSED CURB CUT TO BE CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER (DR1 #29).
8. LANE / SIDEWALK CROSSING AT 1 ST REPLACED TO CITY STANDARD (DR1 #28).
9. PROPOSED WATER SERVICE FROM 10 AVE MAIN, 7.0 m E. OF WEST PL (WITHIN 5 - 9 m PER URBAN FORESTRY, DR1 #15) - SIZE PER DSSP. 8 WATER METERS (UNITS A-D + SUITES A-D) IN THE UNIT A MECHANICAL ROOM (A.06).

SITE DATA

ITEM	AREA
SITE AREA	556.6 m² (5,990.7 ft²)
BUILDING (4 UNITS)	238.2 m²
ATTACHED GARAGE	67.8 m²
TOTAL COVERAGE	306.0 m² = 54.97 %
MAX. COVERAGE (55 %)	306.1 m²
BIKE SHED (< 10 m², EXCLUDED)	7.8 m²

GENERAL NOTES

1. FENCES: SEE SITE LEGEND (F1 1.2 m, F2 / F3 / F4 2.0 m) AND A.04 LANDSCAPE PLAN.
2. 4-UNIT ROWHOUSE + 4 SUITES - GROUP C, PART 9. ALL ELEVATIONS GEODETIC (m).

SETBACKS

SETBACK	PROVIDED	MIN.
FRONT (10 AVE)	5.81 m	3.0 m
SIDE (1 ST)	0.61 m	0.6 m
SIDE (EAST) - MAIN FLOOR	3.83 m	1.2 m
SIDE (EAST) - UPPER FLOOR	3.04 m	1.2 m
REAR (LANE) - GARAGE	1.20 m	1.2 m

FRONT: BYLAW MIN. 3.0 m (s.537). THE HERITAGE GUIDELINE ASKS FOR 6.0 m - 5.81 m PROVIDED.
EAST: THE MAIN FLOOR IS SET BACK FURTHER (3.83 m) THAN THE UPPER FLOOR (3.04 m).
(MIN. VALUE ALONG THE SKEWED PL).

SITE LEGEND

- 1077.95 m / 1077.94 m — EXISTING GRADE (SURVEY 2026-04-27) / PROPOSED GRADE (FROM MODEL)
- PROPERTY LINE
- SETBACK LINE (SEE SETBACKS TABLE)
- OFF-SITE WORK AREA (SEE KEYNOTES)
- SLOPE ARROW - FALL, % FROM MODEL
- BUILDING ENTRANCE
- 1 — KEYNOTE (SEE SITE KEYNOTES)
- EXISTING C.S.W
- CONCRETE PAVING - BROOM FINISH
- PROPOSED WOOD DECK + STAIR
- PROPOSED ROWHOUSE + GARAGE

FENCES (TAG BESIDE FENCE)

F1	1.2 m WOOD PICKET (FRONT YARD)
F2 / F3	2.0 m WOOD PRIVACY FENCE
F4	2.0 m SCREEN + GATE (BIN AREA)

EXISTING SERVICES (SURVEY)

OW	OW - OVERHEAD WIRE (POWER)
SA1	SA1 - 200 mm SANITARY SEWER (10 AVE)
SA2	SA2 - 300 mm SANITARY SEWER (1 ST)
ST1	ST1 - 450 mm STORM SEWER (1 ST)
ST2	ST2 - 1800 mm STORM SEWER (1 ST)
W	W - 150 mm WATER MAIN (10 AVE)
	CITY ROAD (EXISTING)
	REAR LANE (EXISTING)
	SOFT LANDSCAPE / SOD
	PUBLIC TREE TRUNK + 3.0 m DIA. DRIPLINE

Kingsway
4310 104 Ave NE Unit 3252, Calgary, AB T3N 1W3
www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
201 10 AVE NE CALGARY

Project:
4-UNIT ROWHOUSE

Date:
04 November 2026 (Rev.2)

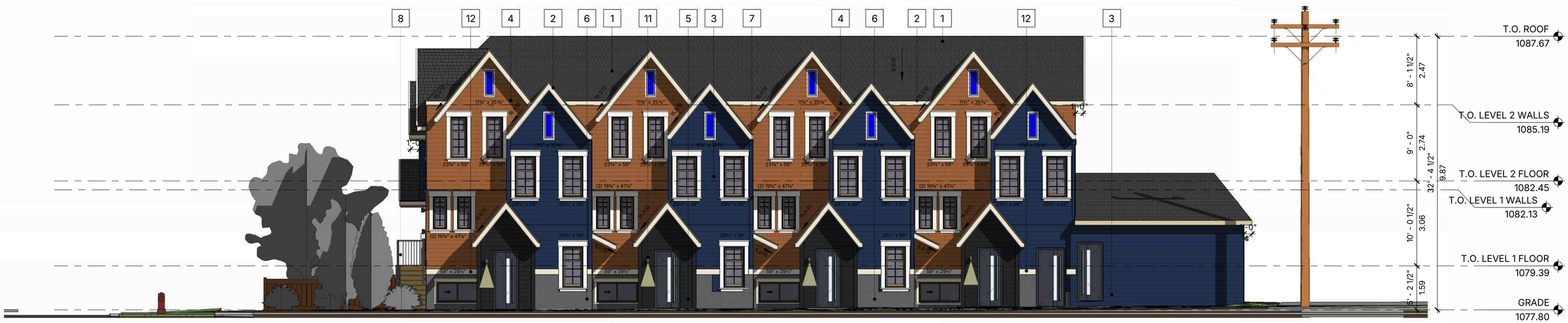
Drawn by:
ZP

Consultants:

Copyright:
All ideas and designs represented by this drawing are owned by Kingsway Drafting and design and were created for use on a specified project. None of the ideas or design maybe used by, or disclosed to, any other person or organization for any purpose without the written permission of Kingsway Drafting and Design

A.01
Scale: 1 : 100

1	ARCHITECTURAL ASPHALT SHINGLES
2	CREAM TRIM - RAKE MOULDING / FASCIA 8", WINDOW CASINGS 3½" - 5½"
3	LAP SIDING 6" EXPOSURE - HERITAGE SLATE BLUE
4	LAP SIDING 6" EXPOSURE - CEDAR WOOD FINISH
5	LAP SIDING 7" EXPOSURE - BLACK (ENTRY PORCH)
6	PARGED CONCRETE FOUNDATION - DARK GREY (BASE)
7	CORNER BOARDS 5½" - NAVY / BLACK (TO MATCH SIDING)
8	BLACK ALUMINUM GUARD
9	OVERHEAD GARAGE DOOR 16'-0" x 8'-0" - GREY
10	WOOD FENCE / BIN ENCLOSURE
11	EXTERIOR WALL LIGHT - DOWNWARD-FACING
12	WATER TABLE TRIM - 8" CREAM FIBRE-CEMENT W/ DRIP CAP



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

Kingsway
4310 104 Ave NE Unit 3252,
Calgary, AB T3N 1W3
www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
201 10 AVE NE CALGARY

Project:
4-UNIT ROWHOUSE

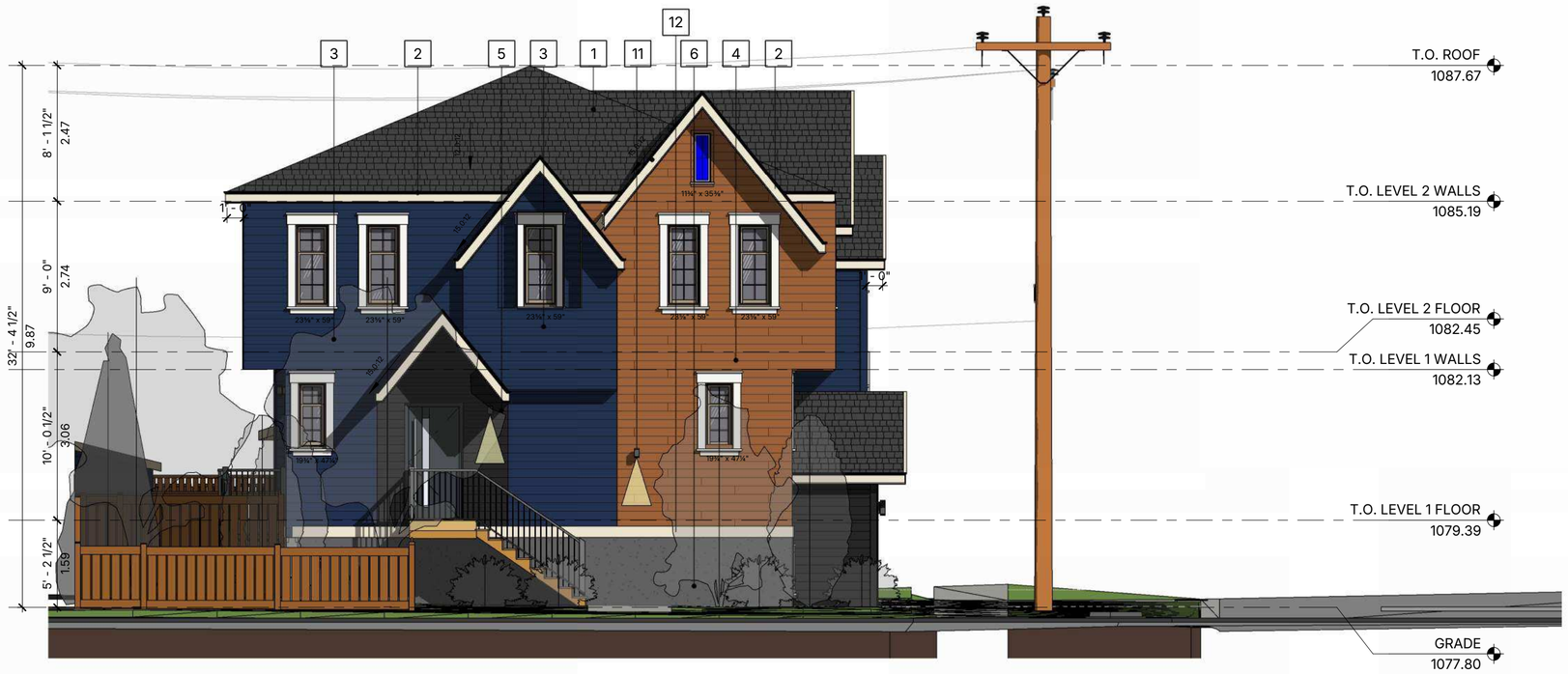
Date:
04 November 2026 (Rev.2)

Drawn by:
ZP

Consultants:

Copyright:
All ideas and designs represented by this drawing are owned by Kingsway Drafting and design and were created for use on a specified project. None of the ideas or design maybe used by, or disclosed to, any other person or organization for any purpose without the written permission of Kingsway Drafting and Design

A.10
Scale: 1 : 100



NORTH ELEVATION
SCALE 1 : 75



SOUTH ELEVATION
SCALE 1 : 75

EXTERIOR MATERIALS

1. ARCHITECTURAL ASPHALT SHINGLES
2. CREAM TRIM - RAKE MOULDING / FASCIA 8", WINDOW CASINGS 3½" - 5½"
3. LAP SIDING 6" EXPOSURE - HERITAGE SLATE BLUE
4. LAP SIDING 6" EXPOSURE - CEDAR WOOD FINISH
5. LAP SIDING 7" EXPOSURE - BLACK (ENTRY PORCH)
6. PARGED CONCRETE FOUNDATION - DARK GREY (BASE)
7. CORNER BOARDS 5½" - NAVY / BLACK (TO MATCH SIDING)
8. BLACK ALUMINUM GUARD
9. OVERHEAD GARAGE DOOR 16'-0" x 8'-0" - GREY
10. WOOD FENCE / BIN ENCLOSURE
11. EXTERIOR WALL LIGHT - DOWNWARD-FACING
12. WATER TABLE TRIM - 8" CREAM FIBRE-CEMENT W/ DRIP CAP

Kingsway
4310 104 Ave NE Unit 3252,
Calgary, AB T3N 1W3
www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
201 10 AVE NE CALGARY

Project:
4-UNIT ROWHOUSE

Date:
04 November 2026 (Rev.2)

Drawn by:
ZP

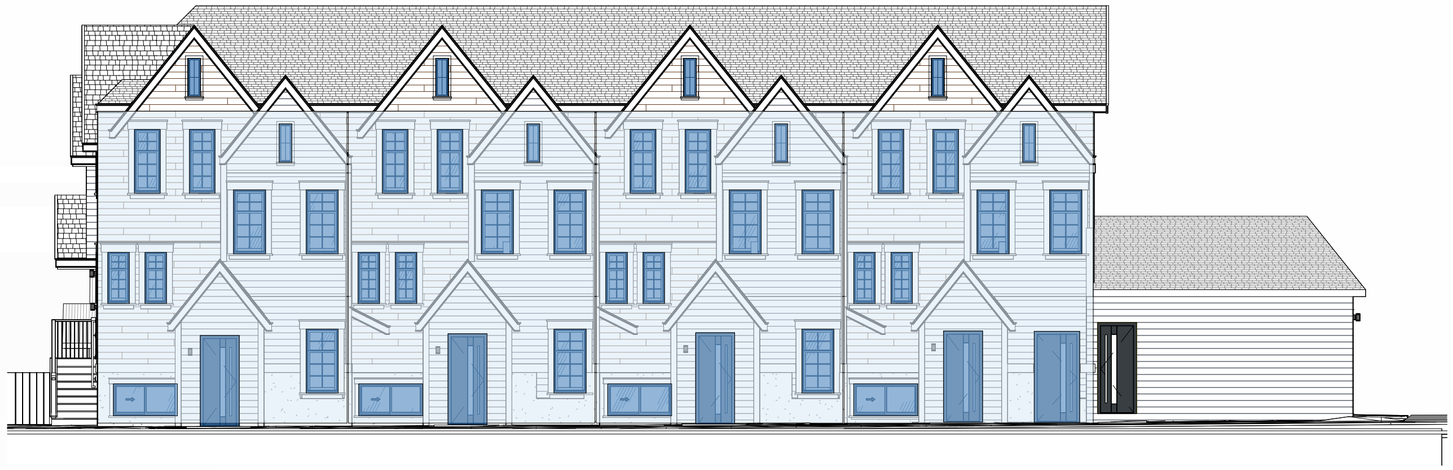
Consultants:

Copyright:
All ideas and designs represented by this drawing are owned by Kingsway Drafting and design and were created for use on a specified project. None of the ideas or design maybe used by, or disclosed to, any other person or organization for any purpose without the written permission of Kingsway Drafting and Design

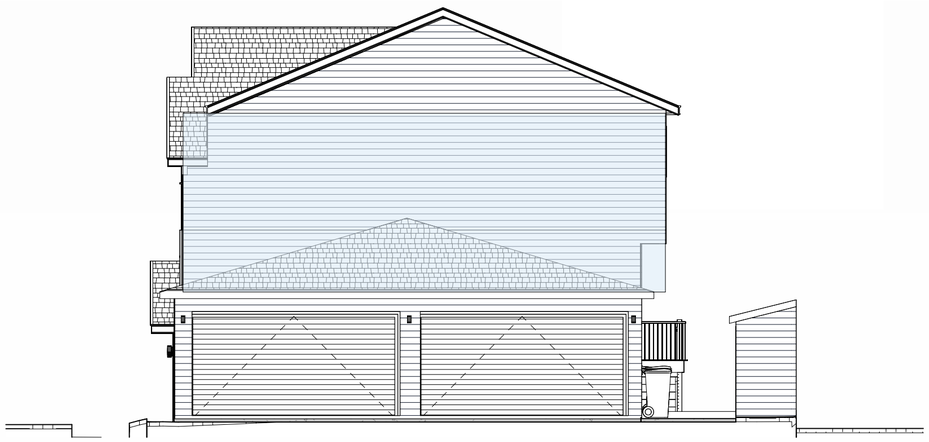
A.11
Scale: 1 : 75



NORTH ELEVATION - EXPOSED BUILDING FACE
SCALE 1 : 100



WEST ELEVATION - EXPOSED BUILDING FACE
SCALE 1 : 100



SOUTH ELEVATION - EXPOSED BUILDING FACE
SCALE 1 : 100



EAST ELEVATION - EXPOSED BUILDING FACE
SCALE 1 : 100

SPATIAL SEPARATION - GLAZED OPENINGS (NBC/ABC 9.10.15.4)

FACADE / UNIT	LD (m) TO	EBF (m²)	GLAZED OPENINGS (m²)	PROPOSED %	ALLOWED %	STATUS
WEST (1 ST) - UNIT A	11.22 1 ST CENTRELINE	42.7	9.98	23.4	100.0	OK
WEST (1 ST) - UNIT B	11.22 1 ST CENTRELINE	42.2	9.98	23.6	100.0	OK
WEST (1 ST) - UNIT C	11.22 1 ST CENTRELINE	42.2	9.98	23.6	100.0	OK
WEST (1 ST) - UNIT D	11.22 1 ST CENTRELINE	42.7	11.13	26.1	100.0	OK
EAST (REAR) - UNIT A	3.04 EAST PROPERTY LINE	42.0	7.60	18.1	22.0	OK
EAST (REAR) - UNIT B	3.04 EAST PROPERTY LINE	41.6	7.60	18.3	22.3	OK
EAST (REAR) - UNIT C	3.04 EAST PROPERTY LINE	41.6	7.60	18.3	22.3	OK
EAST (REAR) - UNIT D	3.04 EAST PROPERTY LINE	42.0	7.60	18.1	22.0	OK
NORTH (10 AVE) - UNIT A	15.96 10 AVE CENTRELINE	71.9	8.24	11.5	100.0	OK
SOUTH (LANE) - UNIT D	10.42 LANE CENTRELINE	47.4	0.00	0.0	100.0	OK

NOTES:

LD MEASURED FROM EACH EXPOSING BUILDING FACE TO THE CENTRELINE OF THE ADJACENT STREET / LANE, OR TO THE EAST PROPERTY LINE (TO 2ND FLOOR OVERHANG).

EBF = WALL AREA PER DWELLING UNIT FROM FINISHED GRADE TO TOP OF 2ND FLOOR WALL (GABLES EXCLUDED - CONSERVATIVE).
OPENINGS AT NOMINAL WINDOW / DOOR SIZE FROM THE MODEL (2026-11-03).

ALLOWED % = GREATER OF TABLE 9.10.15.4 (LINEAR INTERPOLATION ON LD, EBF ROW ROUNDED UP) AND LD² PER 9.10.15.4.(1)(c).

REAR (EAST) DOORS ARE SOLID (NO GLAZING) - NOT COUNTED. ALL OTHER EXTERIOR DOORS COUNTED AS GLAZED (CONSERVATIVE).
FIRE DEPARTMENT RESPONSE ≤ 10 MIN - ACTUAL LD USED (NOT HALVED).

ALL FACADES COMPLY. EAST (REAR) UPPER-FLOOR WINDOWS 47¼" x 47¼" (W3); REAR DOORS SOLID.

Kingsway
4310 104 Ave NE Unit 3252,
Calgary, AB T3N 1W3
www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
201 10 AVE NE CALGARY

Project:
4-UNIT ROWHOUSE

Date:
04 November 2026 (Rev.2)

Drawn by:
ZP

Consultants:

Copyright:
All ideas and designs represented by this drawing are owned by Kingsway Drafting and design and were created for use on a specified project. None of the ideas or design maybe used by, or disclosed to, any other person or organization for any purpose without the written permission of Kingsway Drafting and Design

A.12
Scale: As indicated



ISOMETRIC-1
SCALE



ISOMETRIC-3
SCALE



ISOMETRIC-2
SCALE



ISOMETRIC-4
SCALE

Kingsway
4310 104 Ave NE Unit 3252,
Calgary, AB T3N 1W3
www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
201 10 AVE NE CALGARY

Project:
4-UNIT ROWHOUSE

Date:
04 November 2026 (Rev.2)

Drawn by:
ZP

Consultants:

Copyright:
All ideas and designs represented by this drawing are owned by Kingsway Drafting and design and were created for use on a specified project. None of the ideas or design maybe used by, or disclosed to, any other person or organization for any purpose without the written permission of Kingsway Drafting and Design

A.20

Scale: