

Development Permit Plans

212 10A STREET NW
CALGARY, ALBERTA
ISSUED FOR RE-SUBMISSION DP



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#	REVISION	BY	DATE
PROJECT NAME: 212 10A STREET NW			
ADDRESS: 212 10A STREET NW CALGARY, AB, T2N 4P4			
DRAWING TITLE: PROJECT INFORMATION			
DATE (yy/mm/dd):	PROJECT #:		
10/2/2024	2029		
SCALE:	DRAWN BY:	CHECKED BY:	
N A 1/4" = 1'-0"	ST	RH	
DRAWING #: A0.1			
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212 10A STREET NW

CALGARY, ALBERTA
ISSUED FOR RE-SUBMISSION DP
JAN 18, 2022



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ISSUE DATE
Issue Date
10.2.2024

#	REVISION	BY	DATE
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PROJECT NAME:
212 10A STREET NW

ADDRESS:
212 10A STREET NW
CALGARY, AB, T2N 4P4

DRAWING TITLE:
PROJECT INFORMATION

DATE (yy/mm/dd):
10.2024

PROJECT #:
2029

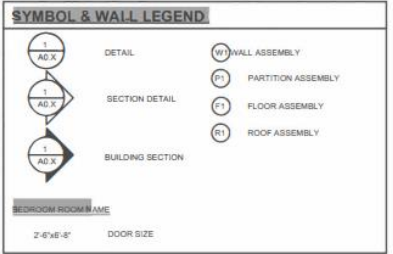
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N A 1/4" = 1'-0"

DRAWN BY: ST
CHECKED BY: RH

DRAWING #:
A0.1

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10/2/2024 10:20:24 AM

GENERAL INFORMATION:		ABBREVIATIONS:	
MUNICIPAL ADDRESS: 212 10A STREET NW, CALGARY, ALBERTA	ABOVE FINISHED FLOOR A.F.F.	INTERIOR INT.	
LEGAL DESCRIPTION: LOT 58 BLOCK J PLAN: 5609 J	ACOUSTIC TILE A.C.T.	INSIDE FACE IF	
WITHIN THE:	ACCESS PANEL ALUMN	INSULATION/INSULATED JANIT	INSUL.
DEVELOPMENT PERMIT #: TBD	ANODIZED ARCH.	JANITOR	JAN.
BUILDING PERMIT #: TBD	BACK OF WALK B.O.W.	LIP OF GUTTER LOW POINT	LAM. L.O.G.
	BARRIER FREE B.F.	MAN HOLE M.H.	L.P.
	BARRIER FREE ACCESS B.F.A.	MAIN FLOOR M.F.	M.H.
	BOTH SIDES B.S.	MAXIMUM MAX.	M.F.
	BOTTOM BOT.	MECHANICAL MECH.	M.A.
	BOTTOM OF BUILDING B.O.	MEDIUM DENSITY FIBERBOARD MCF	M.C.
	BUILDING PERMIT B.P.	MELAMINE MEL.	M.C.
	BUILT-UP B.U.	METAL MTL.	M.L.
	BUILT-UP ROOFING B.U.R.	MILLYORK M.Y.	M.M.
	CARPET C.P.	MISCELLANEOUS MISC.	M.N.
	CAST IN PLACE C.I.P.	MINIMUM MIN.	
	CEILING CL.	NATURAL NAT.	
	CENTER LINE CL.	NOT APPLICABLE N/A.	
	CENTER TO CENTER C.C.	NOT IN CONTRACT N.I.C.	
	CERAMIC TILE C.T.	NOT TO SCALE N.T.S.	
	COLUMN COL.	NUMBER NO.	
	COMPLETE WITH CONCRETE CONTROL JOINT CONJ.	ON CENTER O.C.	
	CONTINUOUS CONT.	OPEN WEB STEEL JOIST(S) O.W.S.J.	
	DETAILS DET.	ORIENTED STRAND BOARD O.S.B.	
	DEVELOPMENT PERMIT DIMS	OUTSIDE FACE OF OVERHEAD OF	
	DIAMETER DIA.	PAINT PAINT	
	DRAWING DWG.	PLASTIC LAMINATE PLYWOOD	
	EACH EACH SIDE EA.	POLYETHYLENE POLY.	
	ELEVATION ELEV.	PORCELAIN TILE PC CONC.	
	ELEVATOR ELEC.	PREFINISHED PREFIN.	
	ELECTRICAL ELEC.	PRESSED STEEL P.S.	
	EQUAL EQ.	PROPERTY LINE PL.	
	EXISTING EXIST.	RAIN WATER LEADER R.W.L.	
	EXTERIOR EXTER.	REINFORCING REIN.	
	EXTERIOR INSULATION FINISHING SYSTEM E.I.F.S.	REQUIRED REQ.	
	FIRE EXTINGUISHER F.E.	REQUIRED REQ.	
	FIRE EXTINGUISHER CABINET F.E.C.	REVERSED REV.	
	FIRE RATED F.R.	RIGHT OF WAY R.O.W.	
	FIRE RESISTANCE RATING F.R.R.	RHM DRAFTING & CONSULTING LTD RHM	
	FIRE SEPARATION F.W.	ROOM RM.	
	FIRE WALL F.W.	ROOF DRAIN R.D.	
	FLOOR FL.	ROUGH OPENING R.O.	
	FLOOR DRAIN F.D.	SIMILAR S.M.	
	FOOTING FTG.	SOLID CORE S.C.	
	GALVANIZED GA.	SPECIFICATIONS(S) S.P.	
	GAUGE GEO	STAINLESS STEEL S.S.	
	GEOCETIC GB	STANDARD STD.	
	GLASS BLOCK GLB	STREET STR.	
	GLAZING GL.	STRUCTURAL STRUC.	
	GOOD ONE SIDE GOS	TEMPERED TEMPO	
	GOOD BOTH SIDES GBS	TEMPERATURE TEMP	
	GRADE GR.	TILE T.	
	GRID LINE GL.	TONGUE AND GROOVE(T) T&G	
	GYP/SUM WALL BOARD G.V.B.	TOILET PAPER LOCATION TP	
	HANDICAPPED H.C.	TOP OF T.O.P.	
	HIGH POINT H.P.	TOWEL BAR T.B.	
	HOLLOW CORE H.C.	TYPICAL TYP.	
	HOLLOW METAL H.M.	UNLESS NOTED OTHERWISE U.N.O.	
	HOLLOW METAL INSULATED H.M.I.	UNDERSIDE U.S.	
	HORIZONTAL HORZ.	UNDERWRITERS LABORATORIES U.L.C.	
	HOSE BIB H.B.	OF CANADA	
	HOUR HR.	VAPOUR BARRIER V.B.	
		VERTICAL VERT.	
		WATER CLOSET W.C.	
		WATERPROOF WP	
		WOOD WD.	



BYLAW REVIEW			
BYLAW DESCRIPTION	LAND USE BYLAW	BYLAW ISSUES	
RESIDENTIAL - 3 UNITS PROPOSED	551	ONLY 2 UNITS PERMITTED CURRENTLY	
PROJECT NAME:			
MUNICIPAL ADDRESS: 212 10A STREET N.W. CALGARY, AB T2N 1W6			
LEGAL DESCRIPTION: LOT 58 BLOCK J PLAN: 5609 J			
ZONING: M-CG 072			
PARCEL AREA: 347.71M ² (0.03 HA)			
LANDSCAPE AREA: MINIMUM 40% OF AREA OF PARCEL = 139.88M ² REQUIRED	551	LOT AREA: 347.8 MP PROPOSED DWELLING AREA (WINDOW WELLS, DRIVEWAY APRON & TURNING RADIUS CONCRETE INCLUDED): 241 MP SITE COVERAGE = 69.3% AVAILABLE SPACE FOR LANDSCAPING = 107.7% REFER TO LANDSCAPE PLAN NOTES FOR MORE INFORMATION	
LANDSCAPE PLANTING REQUIREMENTS: MINIMUM OF 1 TREE & 2 SHRUBS PLANTED PER 20M ² OF LANDSCAPED AREA PROVIDED MINIMUM OF 25% OF ALL TREES PROVIDED MUST BE CONIFEROUS. CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 2M. DECIDUOUS TREES MUST HAVE A MINIMUM CALIPER OF 50MM AND AT LEAST 50% OF THE PROVIDED DECIDUOUS TREES MUST HAVE A MINIMUM CALIPER OF 75MM.	552	REFER TO LANDSCAPE PLAN NOTES FOR MORE INFORMATION	
AMENITY SPACE: MINIMUM OF 5.0 M ² AMENITY SPACE REQUIRED PER UNIT + 15M ² TOTAL AMENITY SPACE REQUIRED. AMENITY SPACE MAY BE PROVIDED AS COMMON OR PRIVATE AMENITY SPACE. IF COMMON AMENITY SPACE, MUST BE ACCESSIBLE FROM ALL THE UNITS, MUST HAVE A CONTIGUOUS AREA OF NOT LESS THAN 20M ² WITH NO DIMENSION LESS THAN 6M. COMMON AMENITY SPACE - OUTDOORS MUST HAVE AT LEAST ONE OF THE FOLLOWING PERMANENT FEATURES - A BARBECUE OR SEATING.	557	REFER TO SITE PLAN AMENITY SPACE NOTES FOR MORE INFORMATION	
RESIDENT PARKING: FOR EACH DWELLING UNIT 0.9 STALLS REQUIRED FOR RESIDENT PARKING. 3 UNITS X 0.9 = 2.7. 3 RESIDENT STALLS REQUIRED.	558	MEETS BYLAW	
VISITOR PARKING: FOR EACH DWELLING UNIT 0.1 STALLS REQUIRED FOR VISITOR PARKING. 3 UNITS X 0.1 = 0.3. 1 VISITOR STALL REQUIRED.	559	MEETS BYLAW	
DRIVEWAY LENGTH: A DRIVEWAY CONNECTED TO A LANE MUST BE A MINIMUM OF 0.6M IN LENGTH WHEN MEASURED ALONG THE INTENDED DIRECTION OF TRAVEL FOR VEHICLES AND LOCATED BETWEEN THE PROPERTY LINE SHARED WITH THE LANE AND THE VEHICULAR ENTRANCE OF THE PRIVATE GARAGE.	565	MEETS BYLAW	
WASTE COLLECTION: THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.3M ³ (0.3YD ³) MULTIPLIED BY THE TOTAL NUMBER OF DWELLING UNITS. 0.24M ³ X 3 = 0.72M ³ PER WEEK. THIS CAN BE SATISFIED WITH 3 BLUE, BLACK AND GREEN BINS PER UNIT FROM THE CITY OF CALGARY.	DESIGN STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE (PM-STDRD-0951)	WE ARE PROPOSING USING A PRIVATE WASTE COLLECTION SERVICE THAT HAS AN INCREASED FREQUENCY OF PICK UP WHEN COMPARED TO CITY PICKUP. THIS WE ARE ONLY PROVIDING 5 BLUE, BLACK & GREEN WASTE BINS	
DENSITY ALLOWABLE: THE MAXIMUM DENSITY FOR PARCELS DESIGNATED M-CG DISTRICT FOLLOWED BY THE LETTER 'O' AND A NUMBER INDICATED ON THE LAND USE MAPS, IS THE NUMBER EXPRESSED IN UNITS PER HECTARE. M-CG 072 = 7.2 X 0.09HA = 0.36 ONLY 2 UNITS PERMITTED.	560	CURRENTLY ONLY 2 UNITS PERMITTED	
BUILDING SETBACK: WHERE THE CONTEXTUAL MULTI-RESIDENTIAL SETBACK SETBACK IS 3.0M OR GREATER, THE MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH A STREET IS THE GREATER OF THE CONTEXTUAL MULTI-RESIDENTIAL BUILDING SETBACK, LESS 1.0M OR 3.0M, THE MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH A LANE IS 1.2M. THE MINIMUM BUILDING SETBACK FROM PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 1.2M. CONTEXTUAL FRONT SETBACK: NEIGHBOR 1 (LOT 57) DIM: 3.98 NEIGHBOR 2 (LOT 56) DIM: 5.47 CONTEXTUAL SETBACK: 3.98 + 5.47 = 9.45 9.45 / 2 = 4.72 4.72 / 3 = 1.57 1.57 X 3 = 4.72M	563	EXCEEDS FRONT 3.0M SETBACK BY 1187MM EXCEEDS CONTEXTUAL FRONT SETBACK BY 1407MM REFER TO A1.2 ENCROACHMENT SITE PLAN FOR MORE INFORMATION	
PROJECTIONS INTO SETBACK AREA: A BUILDING OR AIR CONDITIONING UNITS MUST NOT BE LOCATED IN ANY SETBACK AREA. EAVES MAY PROJECT A MAXIMUM OF 0.6M AND WINDOW WELLS A MAXIMUM OF 0.3M INTO ANY SETBACK AREA. LANDINGS NOT EXCEEDING 2.5M ² , RAMPS OTHER THAN WHEELCHAIR RAMPS AND UNENCLOSED STAIRS MAY PROJECT INTO ANY SETBACK AREA.	549	STAIR MEET BYLAW IF UNENCLOSED	
BUILDING HEIGHT AND CROSS SECTION: MAXIMUM BUILDING HEIGHT ON A PARCEL THAT SHARES A PROPERTY LINE WITH A PARCEL THAT HAS A BUILDING WITH A HEIGHT NOT EXCEEDING 6.0M ABOVE GRADE AT THAT SHARED PROPERTY LINE, AND WHERE THE OTHER PARCEL IS DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR M-CG DISTRICT, IS 6.0M MEASURED FROM GRADE AT THE SHARED PROPERTY LINE AND INCREASES TO A MAXIMUM OF 12.0M MEASURED FROM GRADE TO A DISTANCE OF 6.0M FROM THE SHARED PROPERTY LINE. THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 10.5M ABOVE AVERAGE GRADE MUST NOT BE GREATER THAN 40% OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING BETWEEN AVERAGE GRADE AND 9.0M.	565 AND SUBSECTION 565(3)	CURRENTLY EXCEED MAX BUILDING HEIGHT BY 12' 2 5/16" CURRENTLY EXCEED 40% MAX AREA AT CROSS SECTION REFER TO A1.3 ENCROACHMENT ELEVATIONS FOR MORE INFORMATION	

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Issue Date
10- 2- 2024

#	REVISION	BY DATE

PROJECT NAME:
212 10A STREET NW

ADDRESS:
212 10A STREET NW
CALGARY, AB. T2N 4P4

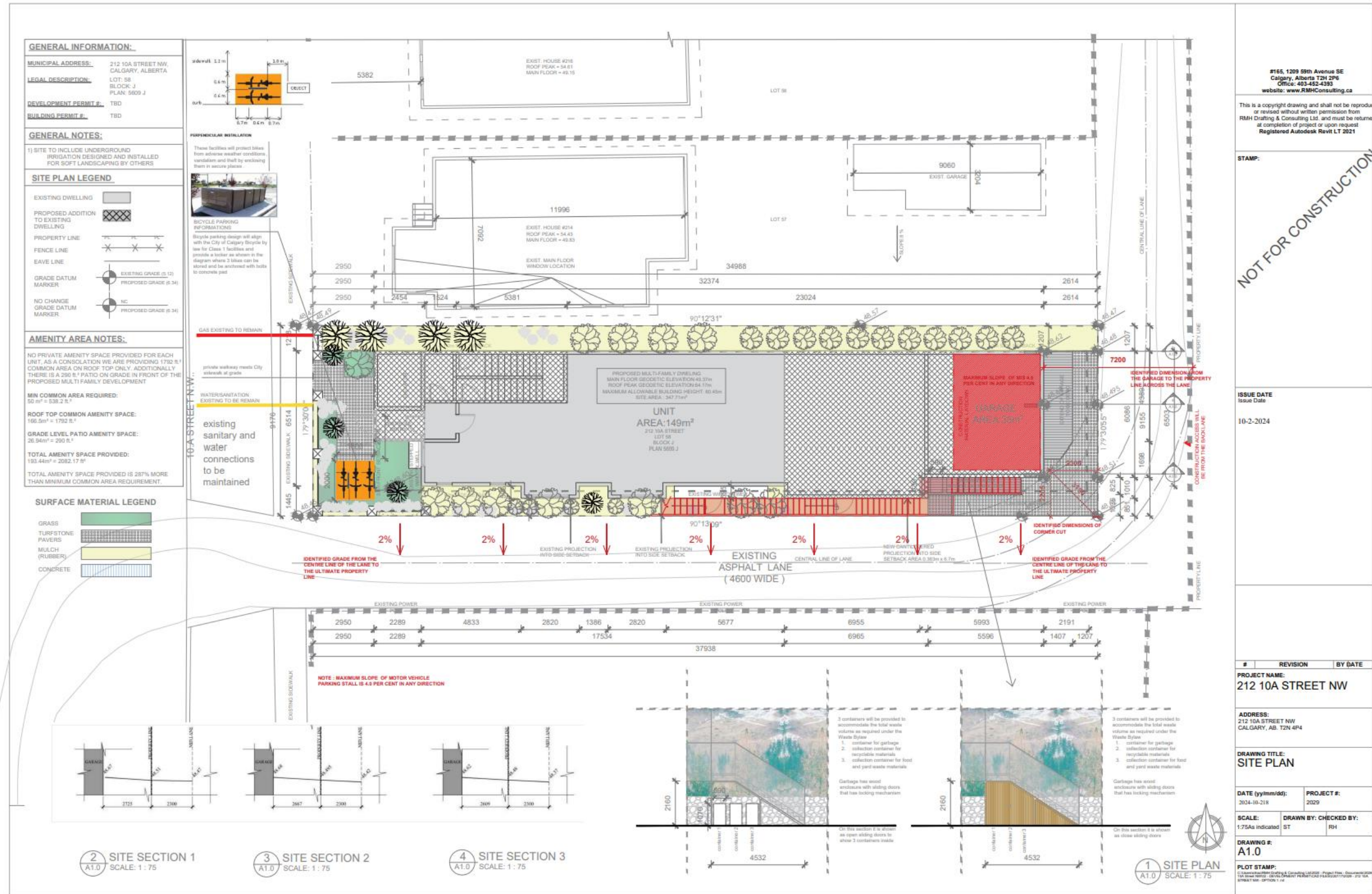
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PROJECT INFORMATION

DATE (yy/mm/dd): 10- 2- 2024 **PROJECT #:** 2029

SCALE: N A1/4" = 1'-0" **DRAWN BY:** ST **CHECKED BY:** RH

DRAWING #: A0.1

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#	REVISION	BY	DATE

PROJECT NAME:
212 10A STREET NW

ADDRESS:
212 10A STREET NW
CALGARY, AB. T2N 4P4

DRAWING TITLE:
SITE PLAN

DATE (yy/mm/dd):
2024-10-21

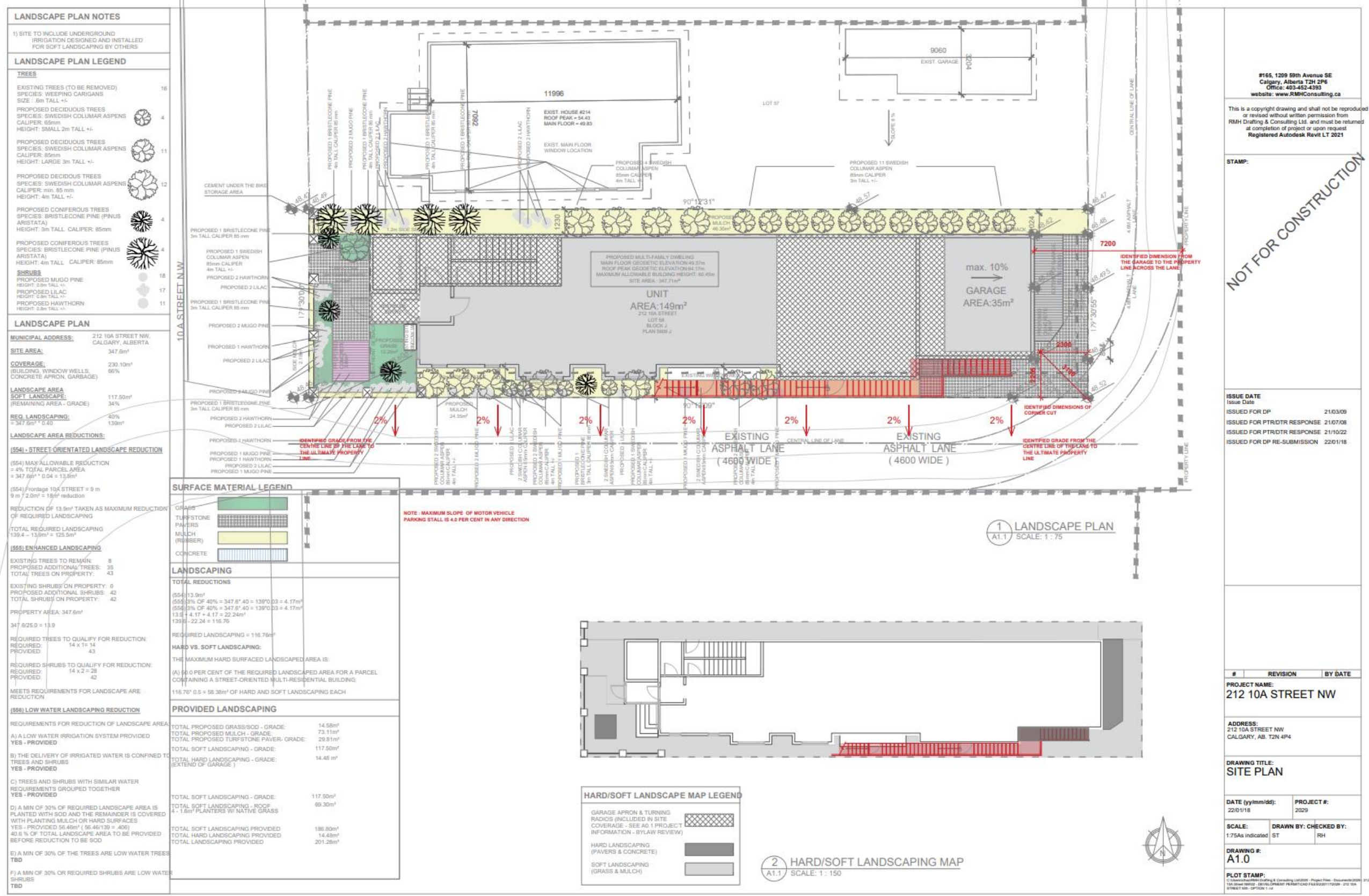
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2029

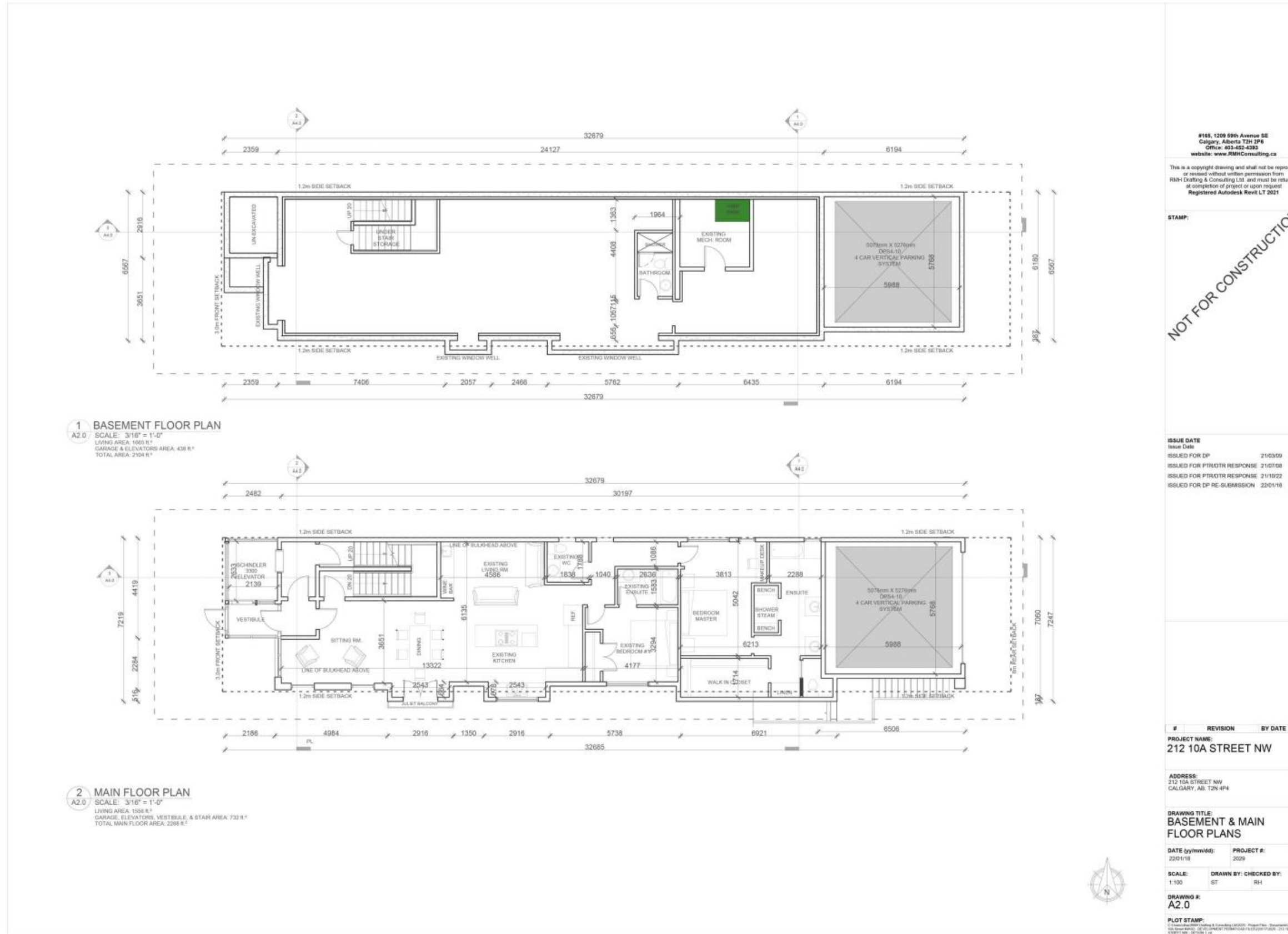
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ST RH

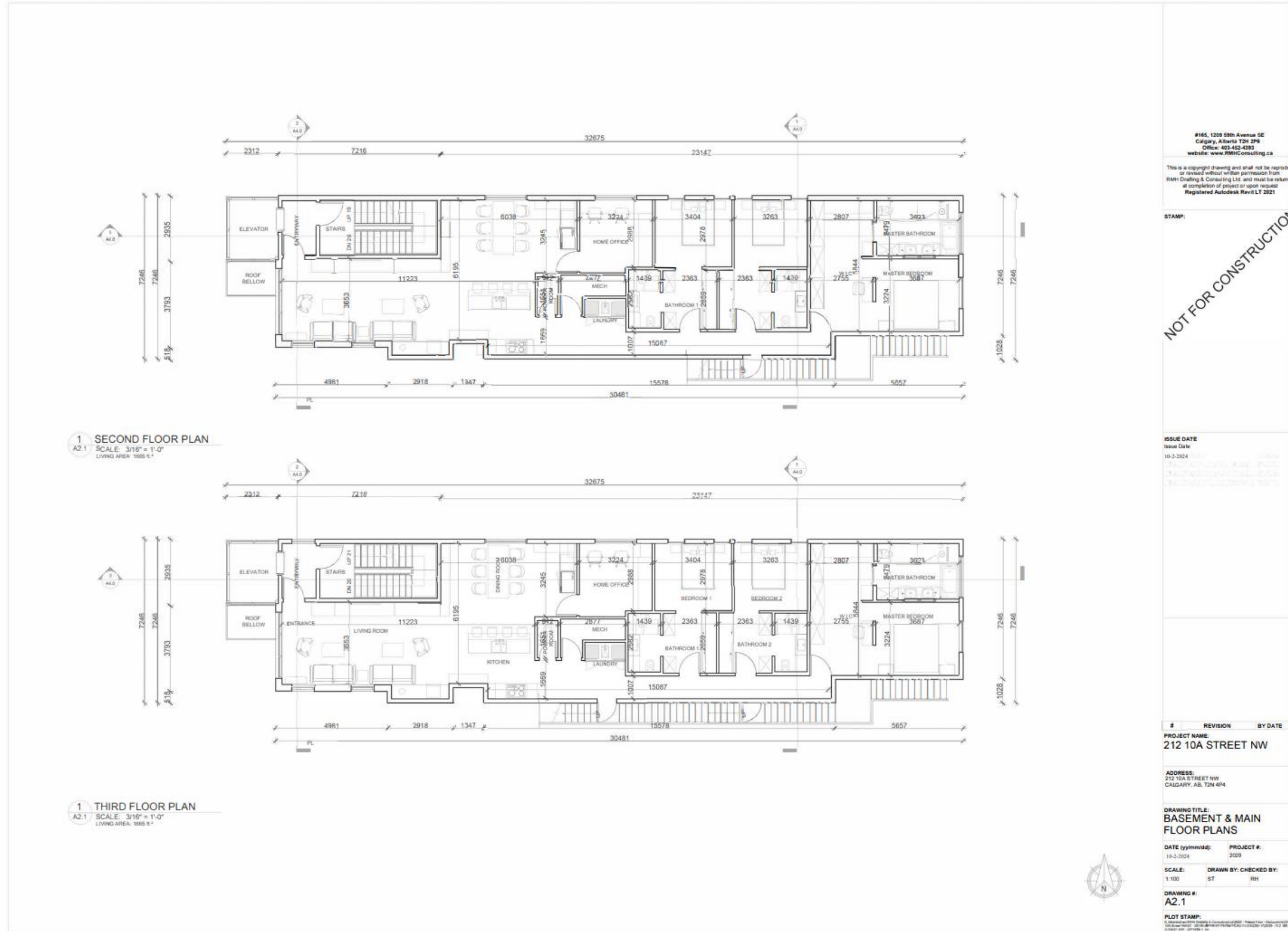
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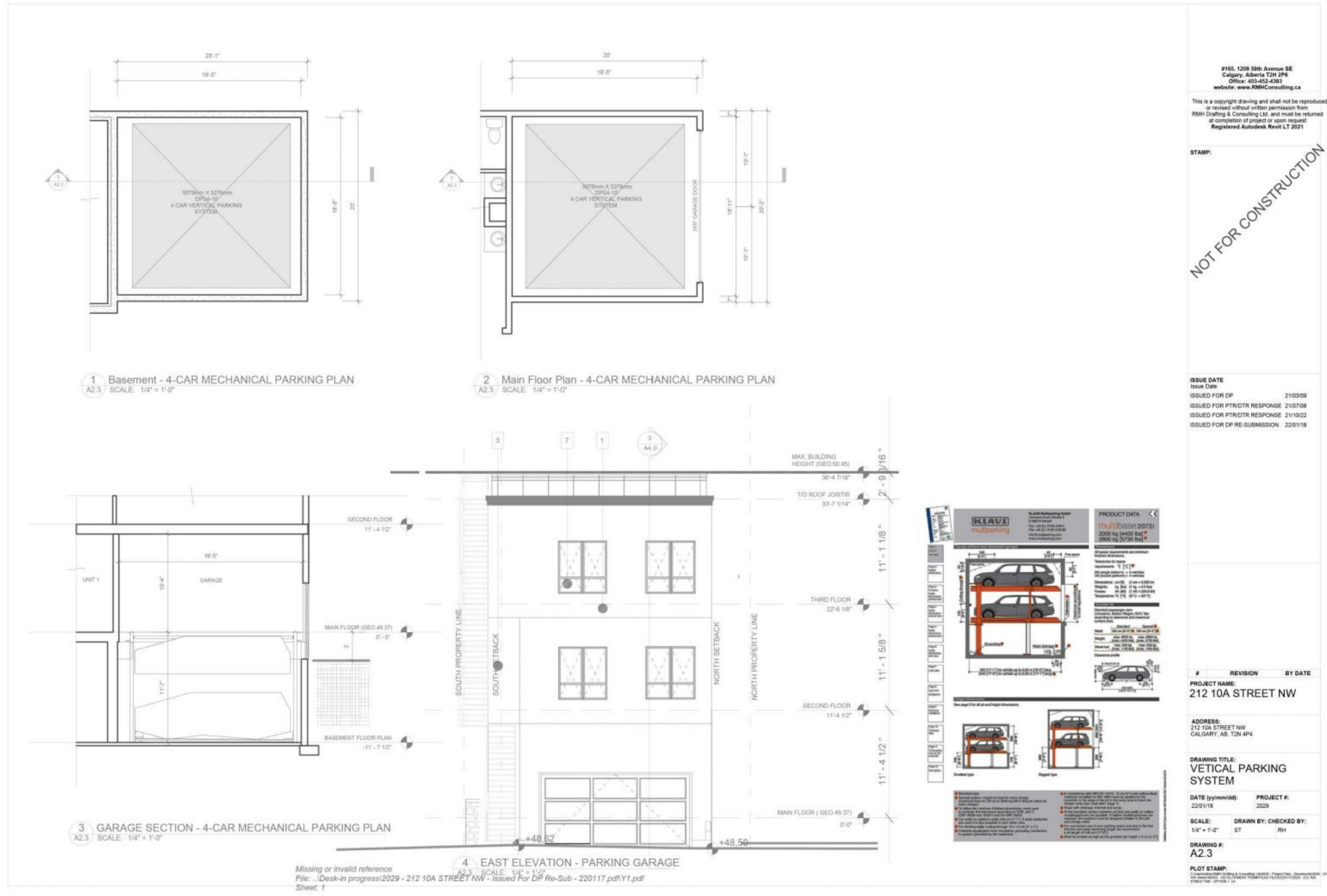
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ISSUE DATE
Issue Date
10-3-2024

#	REVISION	BY DATE
PROJECT NAME: 212 10A STREET NW		
ADDRESS: 212 10A STREET NW CALGARY, AB T2N 4P4		
DRAWING TITLE: BASEMENT & MAIN FLOOR PLANS		
DATE (yyymmdd): 10-3-2024	PROJECT #: 2029	
SCALE: 1:100	DRAWN BY: ST	CHECKED BY: RH
DRAWING #: A2.1		
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ISSUE DATE
Issue Date: 2103/08
ISSUED FOR DP: 2103/08
ISSUED FOR PTR/DTR RESPONSE: 2107/08
ISSUED FOR PTR/DTR RESPONSE: 2110/22
ISSUED FOR DP RE-SUBMISSION: 2201/18

#	REVISION	BY	DATE
PROJECT NAME: 212 10A STREET NW			
ADDRESS: 212 10A STREET NW CALGARY, AB, T2N 4P4			
DRAWING TITLE: VETICAL PARKING SYSTEM			
DATE (yy/mm/dd): 22/01/18	PROJECT #: 2029		
SCALE: 1/4" = 1'-0"	DRAWN BY: ST	CHECKED BY: RH	
DRAWING #: A2.3			

KLAVIS multiparking

KLAVIS Multiparking System
2000 kg (4400 lbs) *
2850 kg (6270 lbs) *

Product Data

multiBASE 20721
2000 kg (4400 lbs) *
2850 kg (6270 lbs) *

Dimensions: 1113 mm (43.8")
Height: 4000 mm (157.5")
Weight: 400 kg (882 lbs)

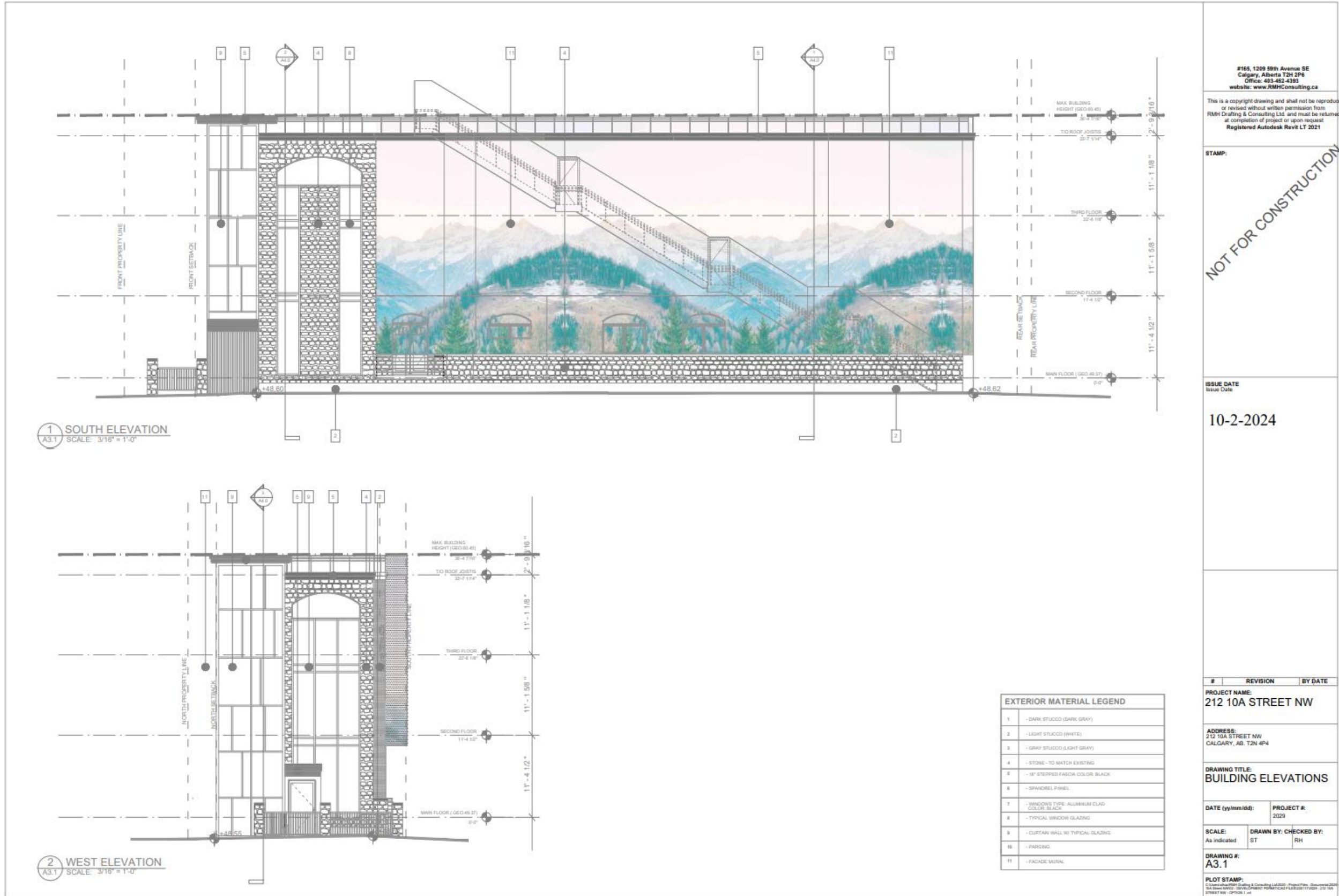
PRODUCT DATA

multiBASE 20721
2000 kg (4400 lbs) *
2850 kg (6270 lbs) *

Dimensions: 1113 mm (43.8")
Height: 4000 mm (157.5")
Weight: 400 kg (882 lbs)

See page 2 for all pt and height dimensions.

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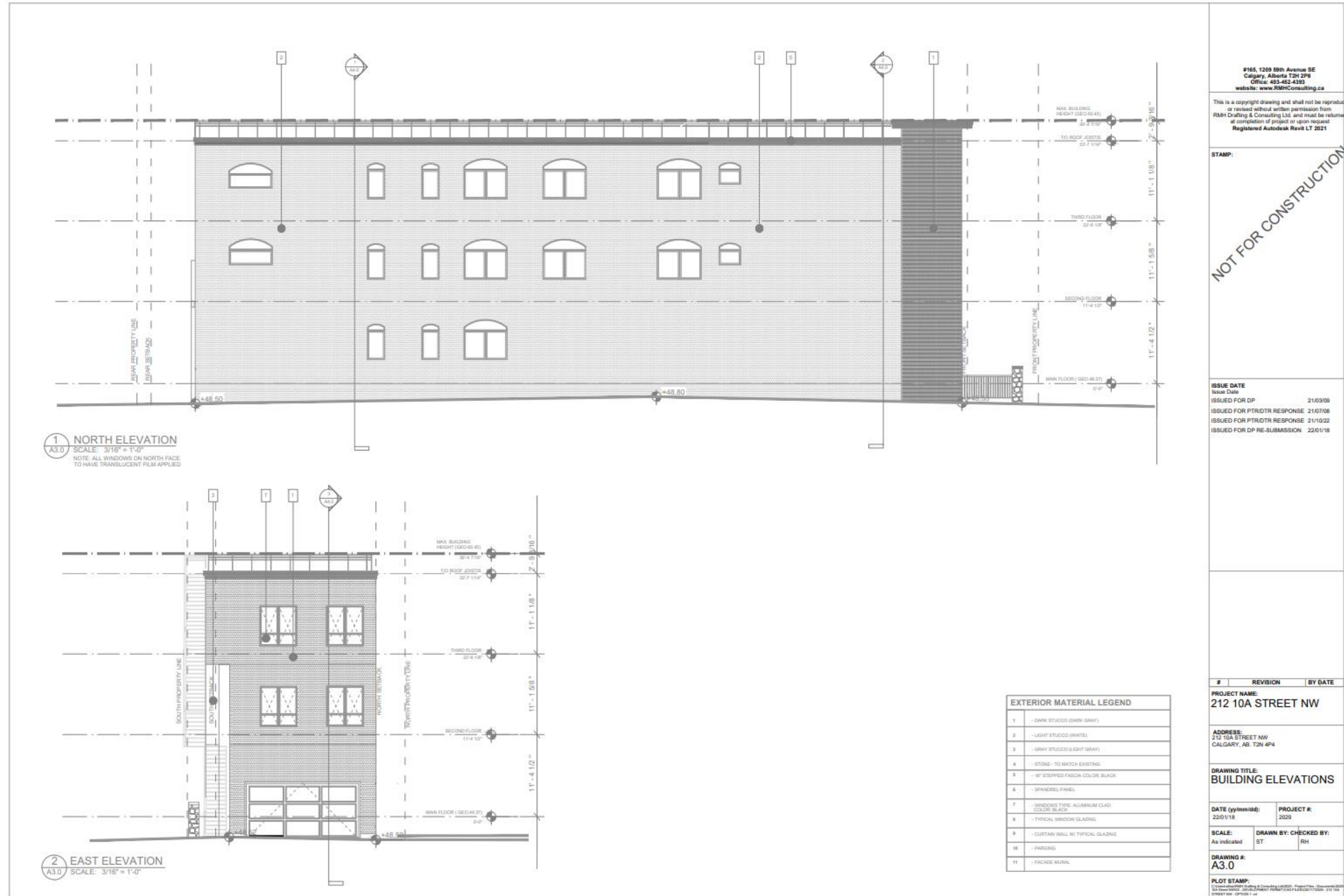
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10-2-2024



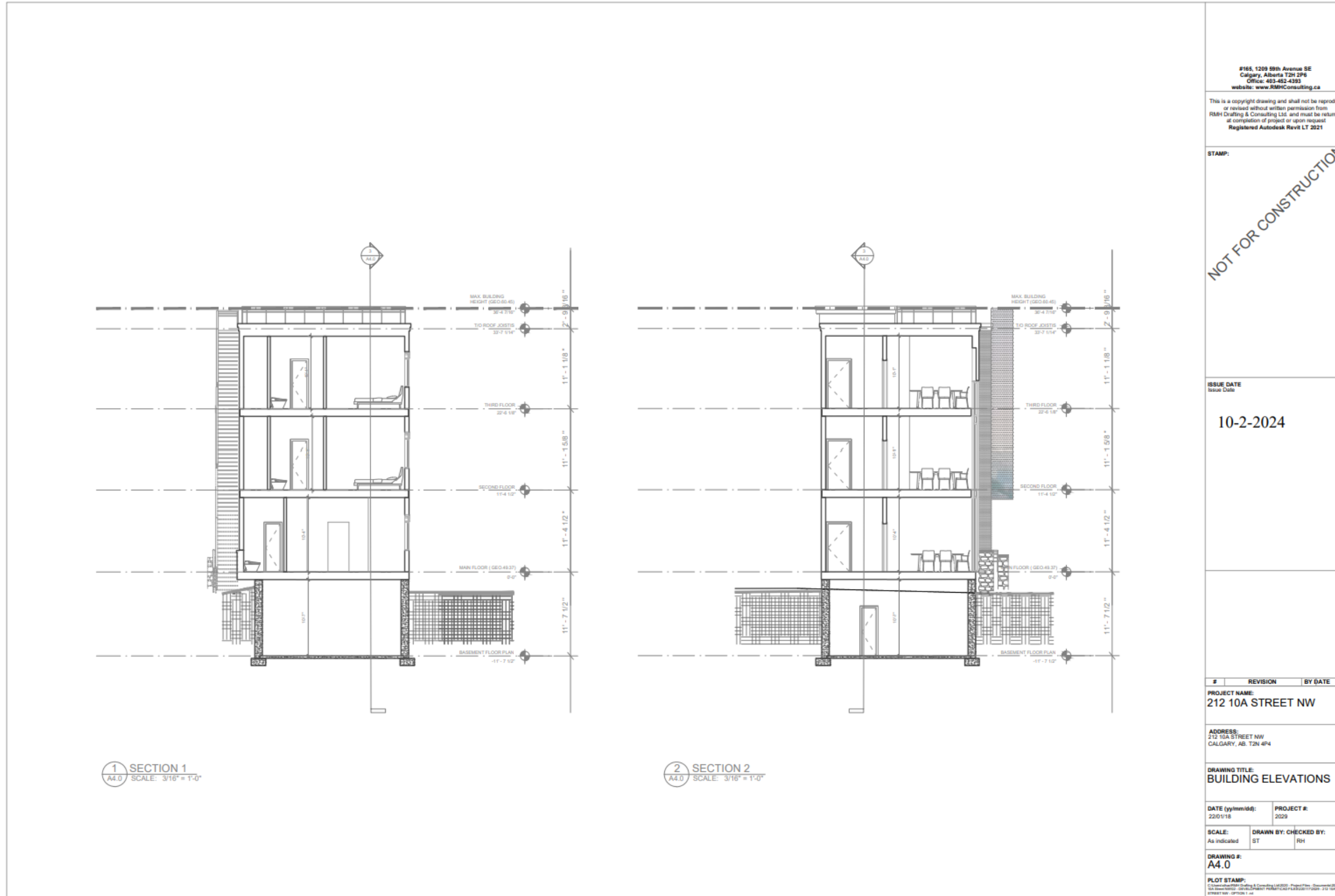
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Issue Date: 21/03/09
ISSUED FOR DP: 21/03/09
ISSUED FOR PTR/DTR RESPONSE: 21/07/08
ISSUED FOR PTR/DTR RESPONSE: 21/10/22
ISSUED FOR DP RE-SUBMISSION: 22/01/18



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10-2-2024

#	REVISION	BY	DATE
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PROJECT NAME:
212 10A STREET NW

ADDRESS:
212 10A STREET NW
CALGARY, AB, T2N 4P4

DRAWING TITLE:
BUILDING ELEVATIONS

DATE (yy/mm/dd):
22/01/18

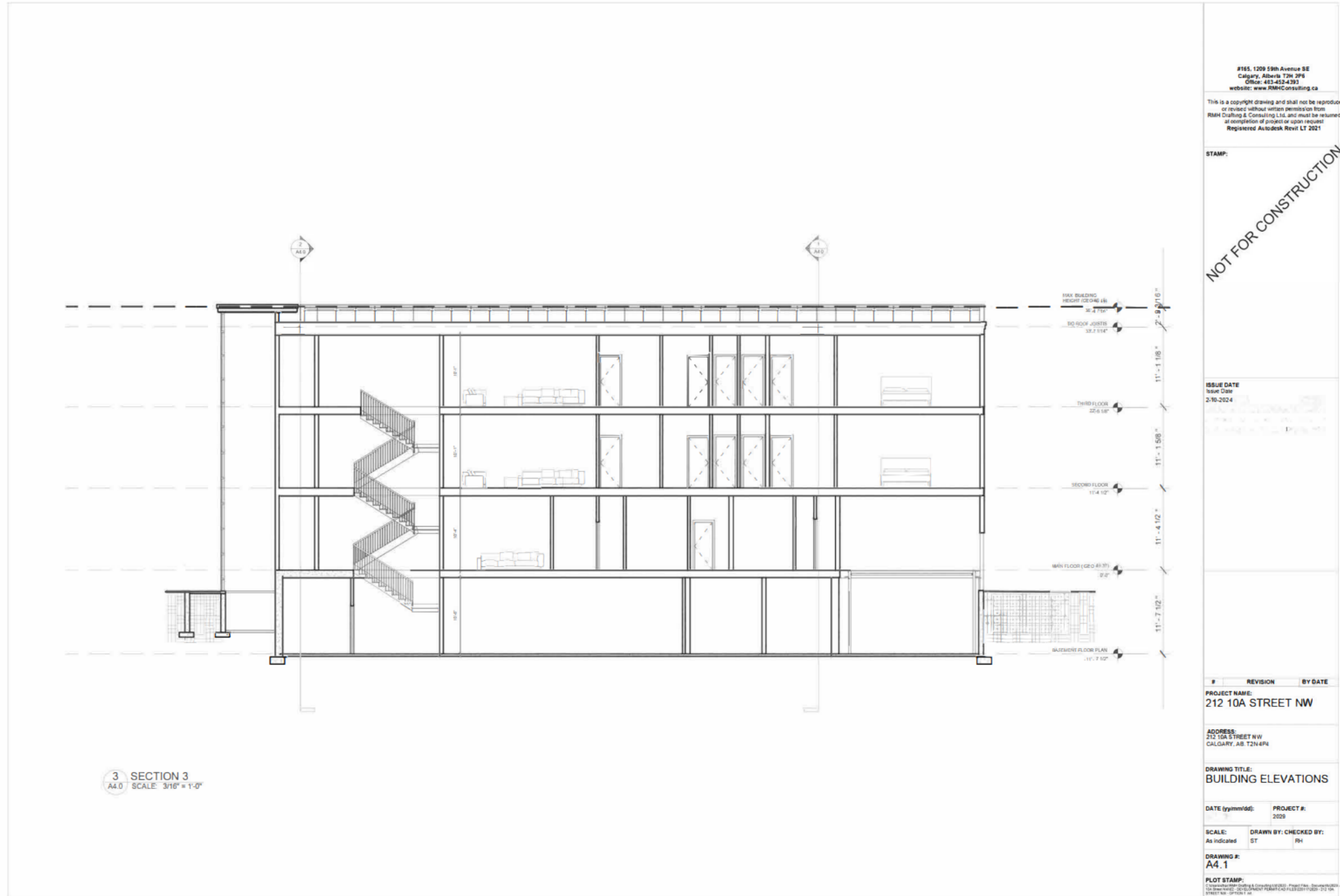
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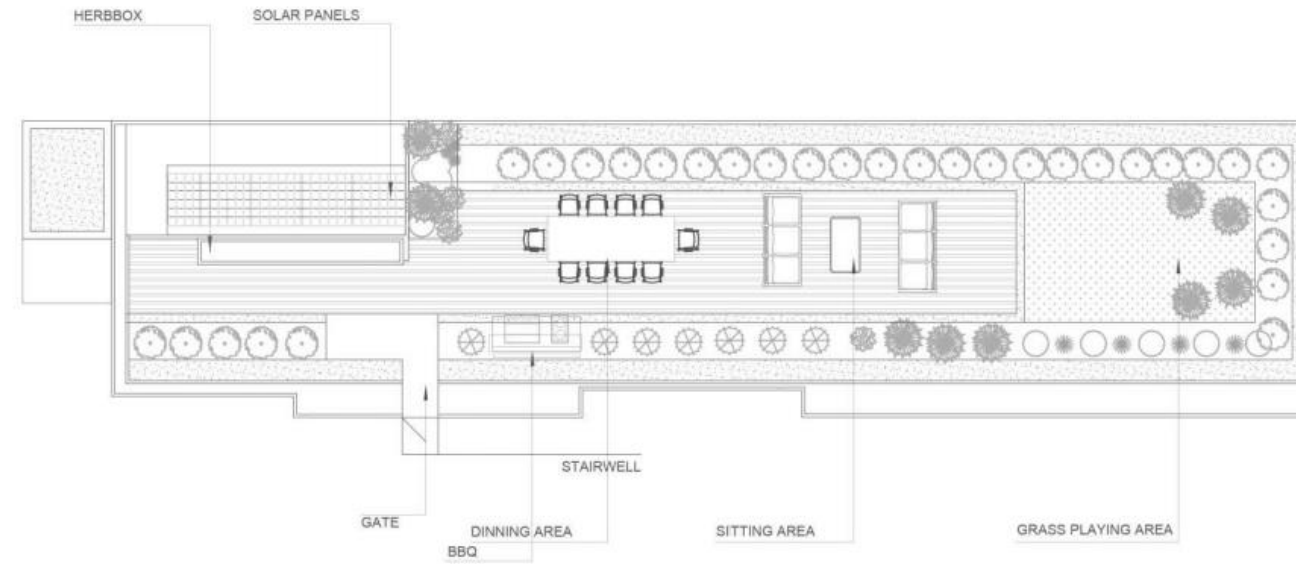
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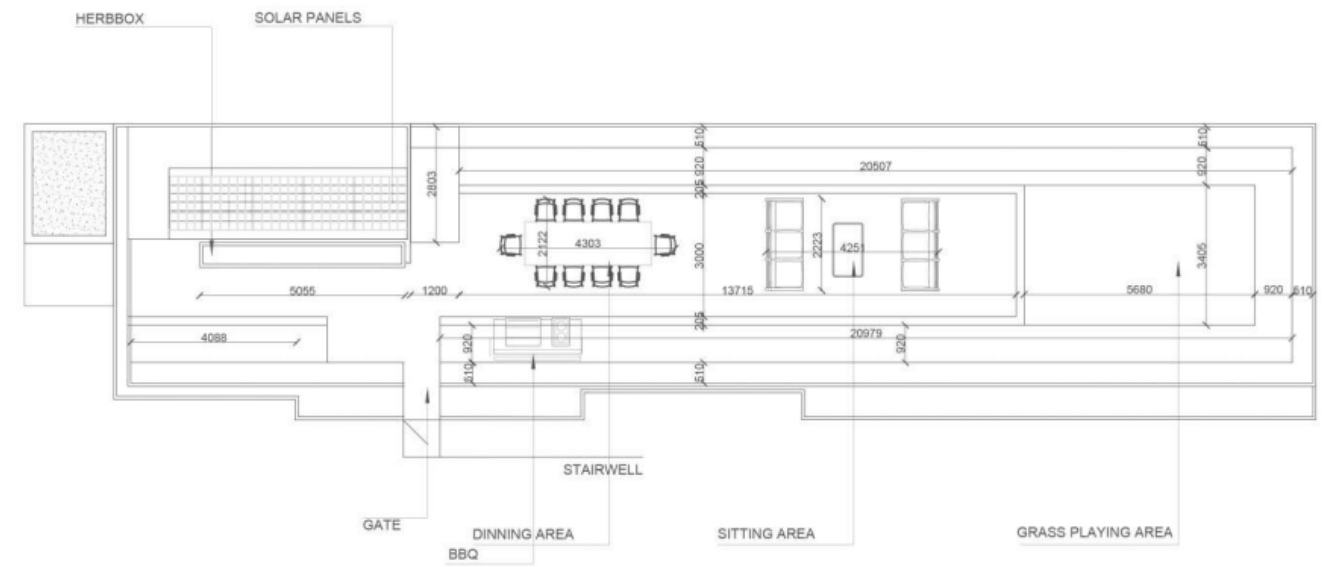
ROOFTOP GARDEN DESIGN



ROOFTOP GARDEN DESIGN

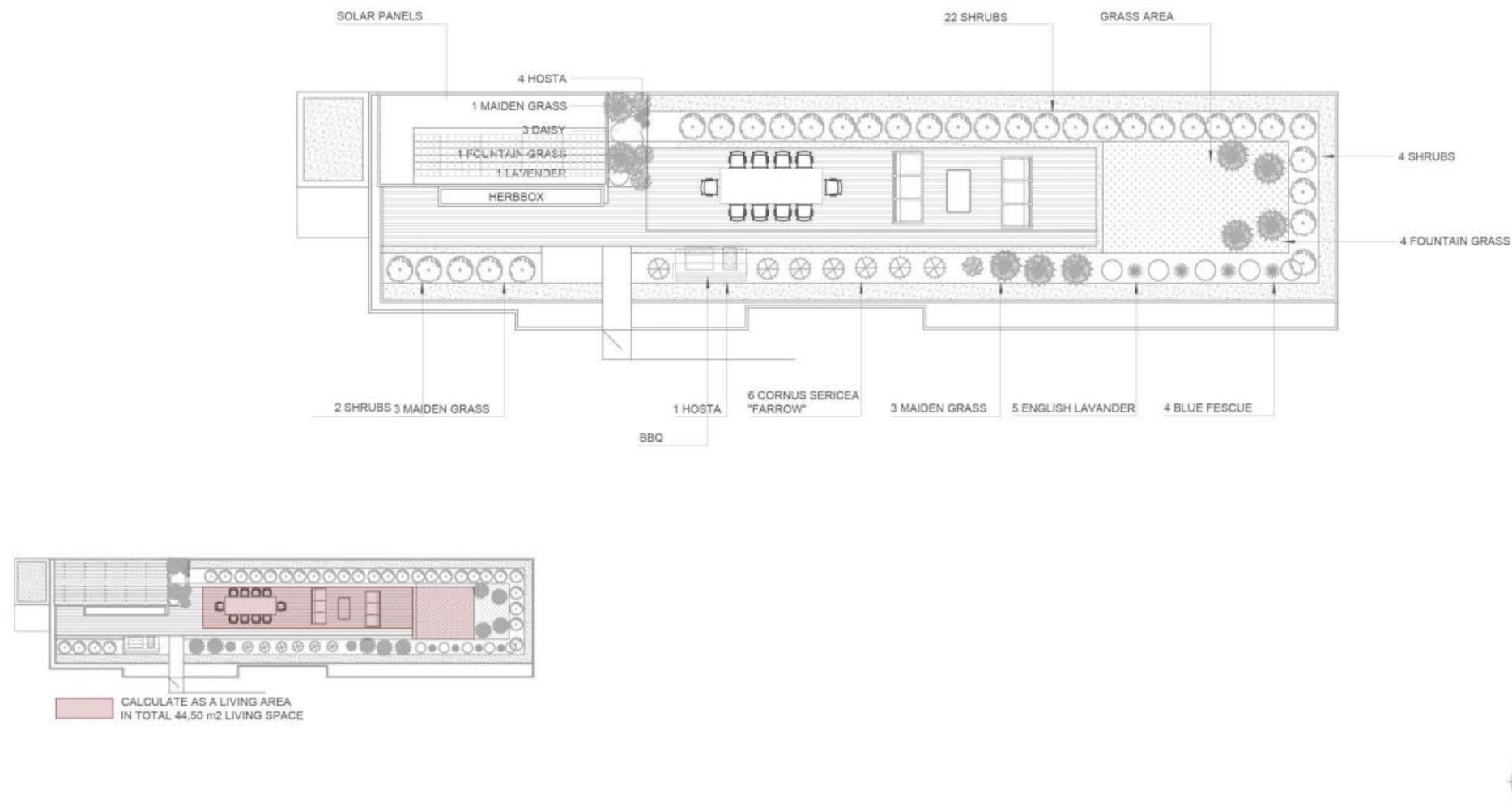


ROOFTOP GARDEN DESIGN



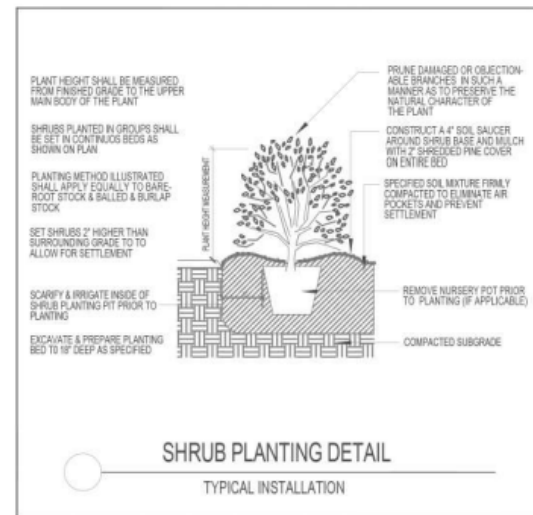
ROOFTOP GARDEN DESIGN

SOFTSCAPE DESIGN



R O O F T O P G A R D E N D E S I G N

SOFTSCAPE DESIGN



COMMON NAME	BOTANICAL NAME	QTY	SIZE
MAIDEN GRASS	MISCANTHUS SINESIS	7	1GAL
ENGLISH LAVANDER	LAVANDULA ANGUSTIFOLIA	6	6INCH
HOSTA	HOSTA SPP	6	6INCH
SHRUBS	SHRUBS	28	3FT
BLUE FESCUE	FESTUCA GLAUCA	4	PLUGS
ARCTIC FIRE DOGWOOD	CORNUS SERICEA 'FARROW'	6	2GAL
DAISY	LEUCANTHEMUM VULGARE	3	6INCH
FOUNTAIN GRASS	PENNISETUM SETACEUM	5	1GAL

SOIL DEPTHS
SHRUBS = 0.6 m
OTHER SMALL PLANTS = 0.3 m



ROOFTOP GARDEN DESIGN

HARDSCAPE DESIGN

