LIST OF DRAWINGS:

CP	COVER PAGE
A1.1	3D RENDERS
A1.2	EXISTING SURVEY
A1.3	EXISTING SITE PLAN
A1.4A	PROPOSED SITE PLAN
A1.4B	PROPOSED BLOCK PLAN
A1.5A	PROPOSED LANDSCAPE PLAN
A1.5B	LANDSCAPE REQUIREMENTS
A1.6	SITESCAPE & EXISTING PHOTOS
A1.7	KEY PLAN & BOULEVARD SECTIONS
A1.8	PROPOSED RAMPS & RAMP DETAILS
A2.1	PROPOSED UNDERGROUND PARKING PLAN
A2.2	LEGAL SUITE FLOOR PLAN
A2.3	GROUND FLOOR PLAN
A2.4	SECOND FLOOR PLAN
A2.5	THIRD FLOOR PLAN
A2.6	ROOF FLOOR PLAN
A2.7	PROPOSED MOLOK WASTE MANAGEMENT PLAN
A3.1	BUILDING A - FRONT ELEVATION
A3.2	BUILDING A - REAR ELEVATION
A3.3	BUILDING B - FRONT ELEVATION
A3.4	BUILDING B - REAR ELEVATION
A3.5	BUILDING A & B - SOUTH ELEVATION
A3.6	BUILDING A & B - NORTH ELEVATION
A4.1	BUILDING A CROSS SECTION
A4.2	BUILDING A & B CROSS SECTION



N

REV	ISSUED FOR	DATE
R1	DEV. PERMIT	2026-01-12
R0	DEV. PERMIT	2025-07-07

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

LEAD CONSULTANT :

technoarch architect inc.
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

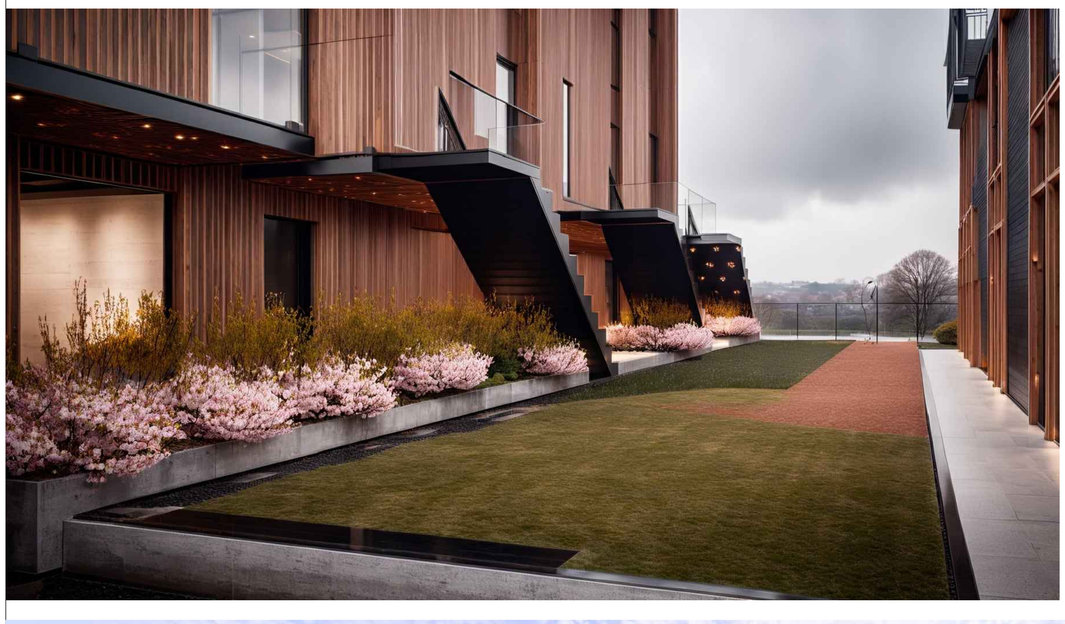
MEP CONSULTANT :

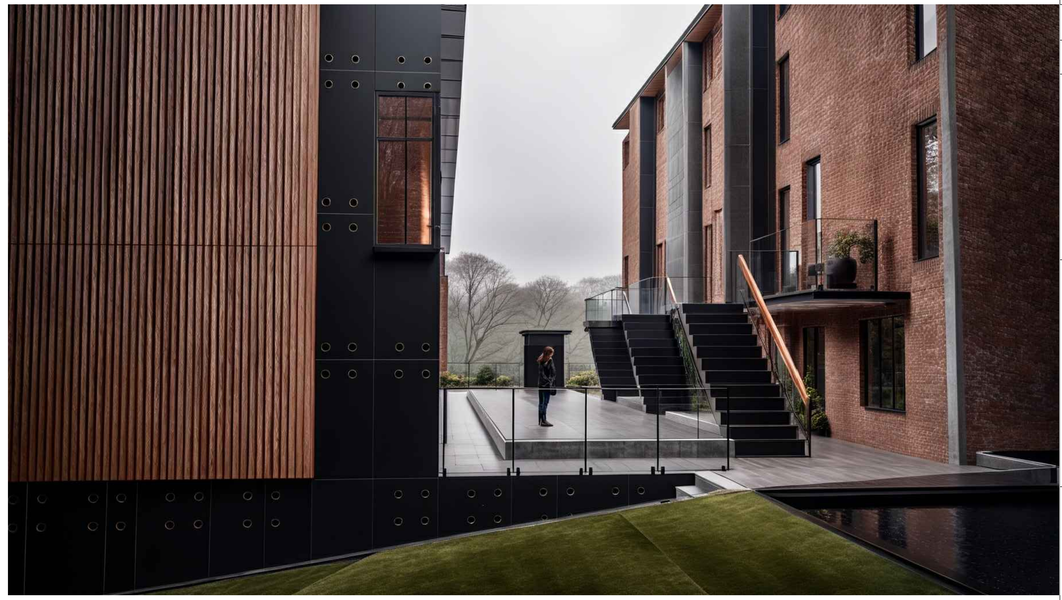
DRAWING TITLE :
COVER PAGE

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE NTS	SIZE 36"X48"
SHEET NO CP	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15

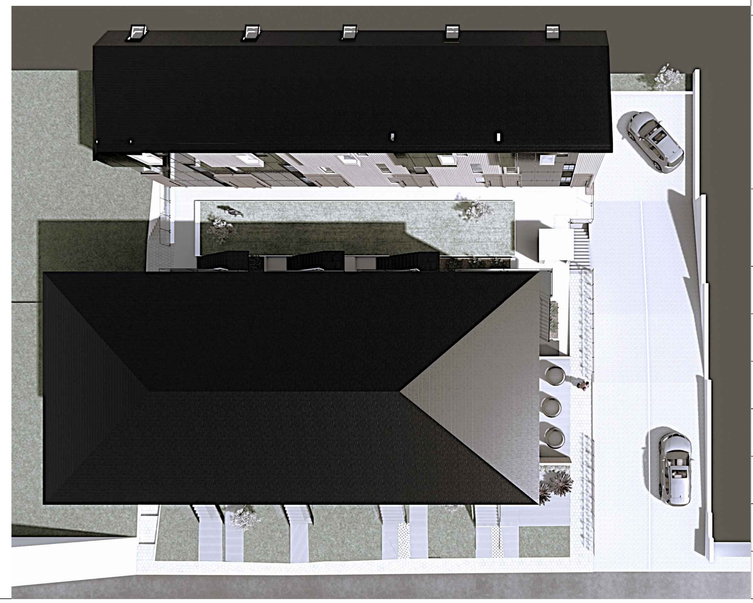












R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

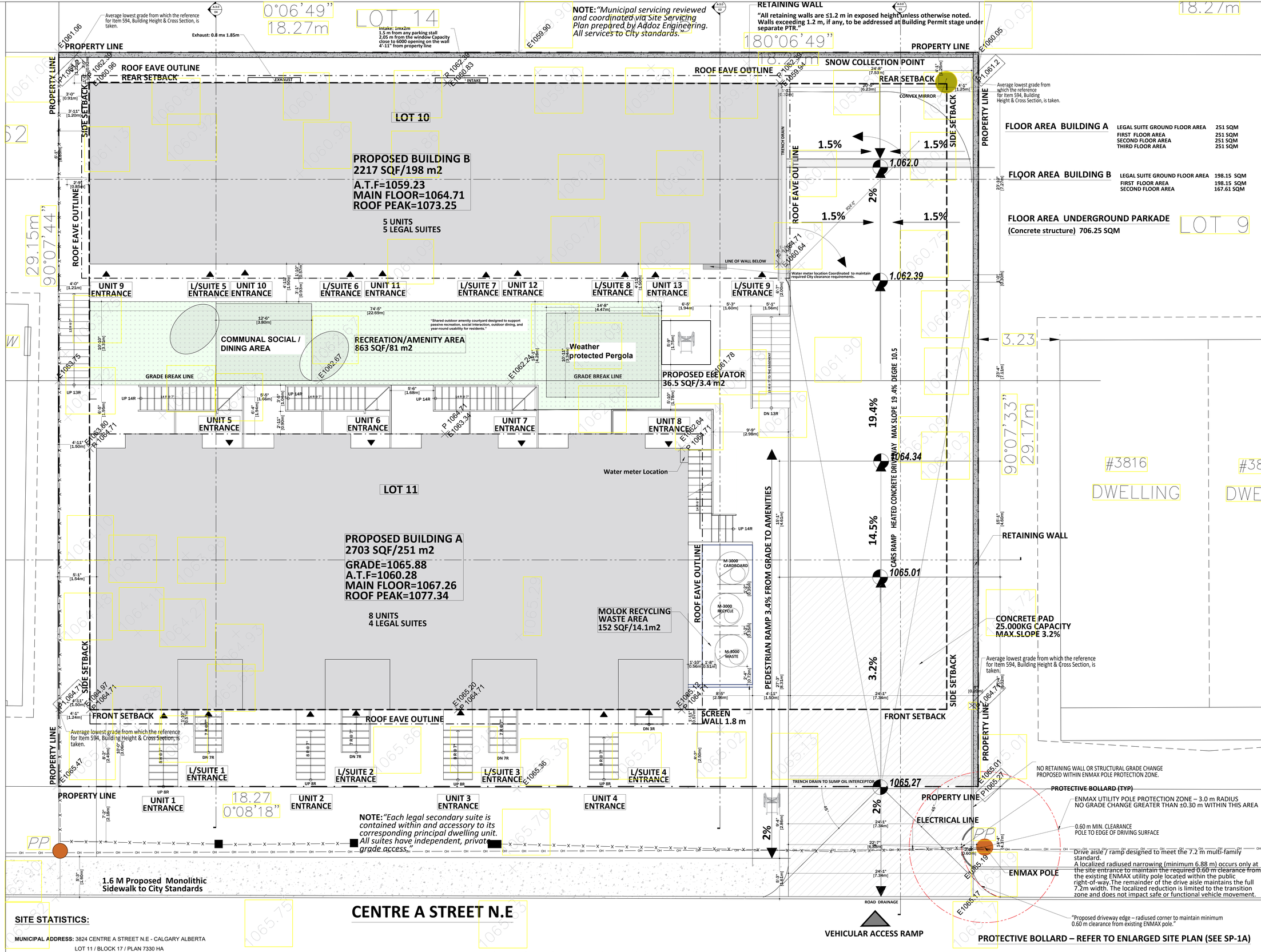
LEAD CONSULTANT :

technoarch architect inc.
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
3D RENDERS

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE NTS	SIZE 36"X48"
SHEET NO A1-1	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



CENTRE A STREET N.E

SITE STATISTICS:

MUNICIPAL ADDRESS: 3824 CENTRE A STREET N.E - CALGARY ALBERTA
LOT 11 / BLOCK 17 / PLAN 7330 HA

LOT ZONING CODE: M-C1

LOT AREA: 11,469 SQF / 1065 SQM / 0.1065 HA

MAX. BUILDING HEIGHT: 14 M (measured from grade at a distance of 5M from the shared property line) & 9M SHARED FROM PROPERTY LINE

MAX. DENSITY: 148 UNITS / HA

PROPOSED BUILDING FOOTPRINT: 4830 SQF / 449 SQM

PARCEL COVERAGE: 42.2%

PARKING SPACES PROPOSED: 12

PROPOSED BIKING SPACES: 22

PROPOSED MOBILITY STORAGE: 4

EXISTING HOUSES TO BE REMOVED: 2154 SQFT/ 200 SQM

EXISTING PARCEL COVERAGE: 19%

BUILDING SETBACKS:

MIN.	ALLOWED REAR SETBACK:	1.2M
MIN.	ALLOWED FRONT SETBACK:	3M
MIN.	ALLOWED SIDE SETBACK:	1.2M

Note: Due to the significant slope across the parcel, the proposed development is read as two building masses separated by a grade break line. Building height has been referenced to the lowest average grade applicable to each building condition, in accordance with Section 594 of Land Use Bylaw 1P2007. The grade references shown below correspond to the perimeter elevations indicated on the submitted block plan and sections.

Note:
Building A average grade used for height reference: **1064.71**.
Building B lower average grade reference used for height reference: **1061.20.**
The site is separated by a grade break line, reflecting the significant slope between Building A and Building B Height references are taken in accordance with Section 594, Building Height & Cross Section.

SITEPLAN NOTES:

- THIS SITE PLAN IS DRAWN BASED ON A SURVEY PROVIDED BY THE CLIENT, REFERENCE PLAN # 6547. DESIGNER IS NOT RESPONSIBLE FOR ACCURACY OF SAID PROVIDED DRAWINGS.
- THIS SITE PLAN IS TO BE USED FOR DEVELOPMENT PERMIT APPLICATION PURPOSES ONLY. DESIGNER ASSUMES NO RESPONSIBILITY FOR GRADING AND SERVICING. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES.

NOTES (CONT.):

1. ALL EXISTING STRUCTURES ON SITE, TO BE REMOVED AS NOTED ON THE SITE PLAN
2. CITY BOULEVARD TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL
3. EXISTING SIDEWALK TO BE REPAIRED AS REQUIRED AT THE OWNER'S EXPENSE IN COMPLIANCE ALL MUNICIPAL REQUIREMENTS AND CITY APPROVALS
4.FIRE ACCESS HAS BEEN CONSIDERED IN ACCORDANCE WITH CITY OF CALGARY FIRE DEPARTMENT ACCESS STANDARDS, AS OUTLINED IN SECTION 2&3 – SUBMITTING PLANS & ACCESS. BASED ON THE PROPOSED SITE CONFIGURATION AND ACCESS LENGTH (LESS THAN 90 m),
- NO TURNAROUND REQUIRED
- NO SECONDARY ACCESS REQUIRED

FLOOR AREA BUILDING A

LEGAL SUITE GROUND FLOOR AREA	251 SQM
FIRST FLOOR AREA	251 SQM
SECOND FLOOR AREA	251 SQM
THIRD FLOOR AREA	251 SQM

FLOOR AREA BUILDING B

LEGAL SUITE GROUND FLOOR AREA	198.15 SQM
FIRST FLOOR AREA	198.15 SQM
SECOND FLOOR AREA	167.61 SQM

FLOOR AREA UNDERGROUND PARKADE

(Concrete structure) 706.25 SQM

REV	ISSUED FOR	DATE
R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

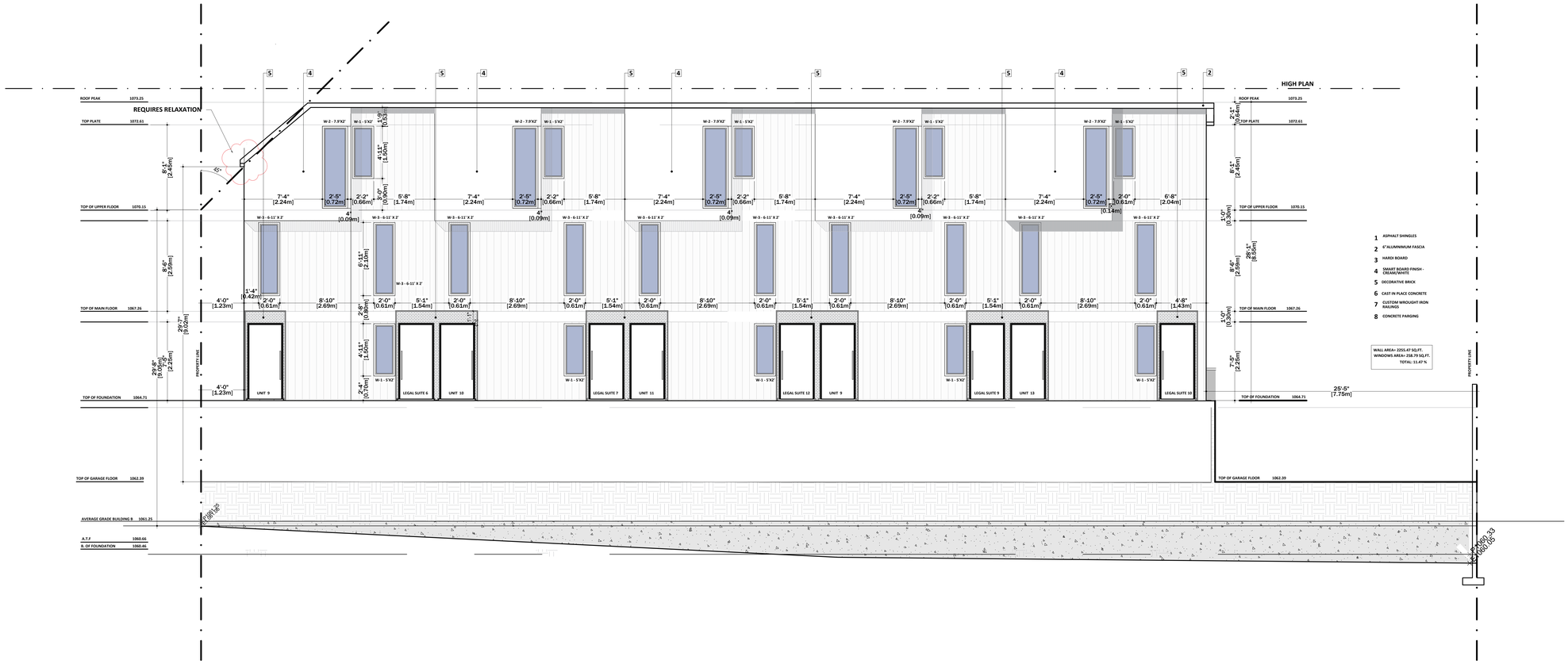
LEAD CONSULTANT :

technoarch architect inc.
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A1-4	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

LEAD CONSULTANT :

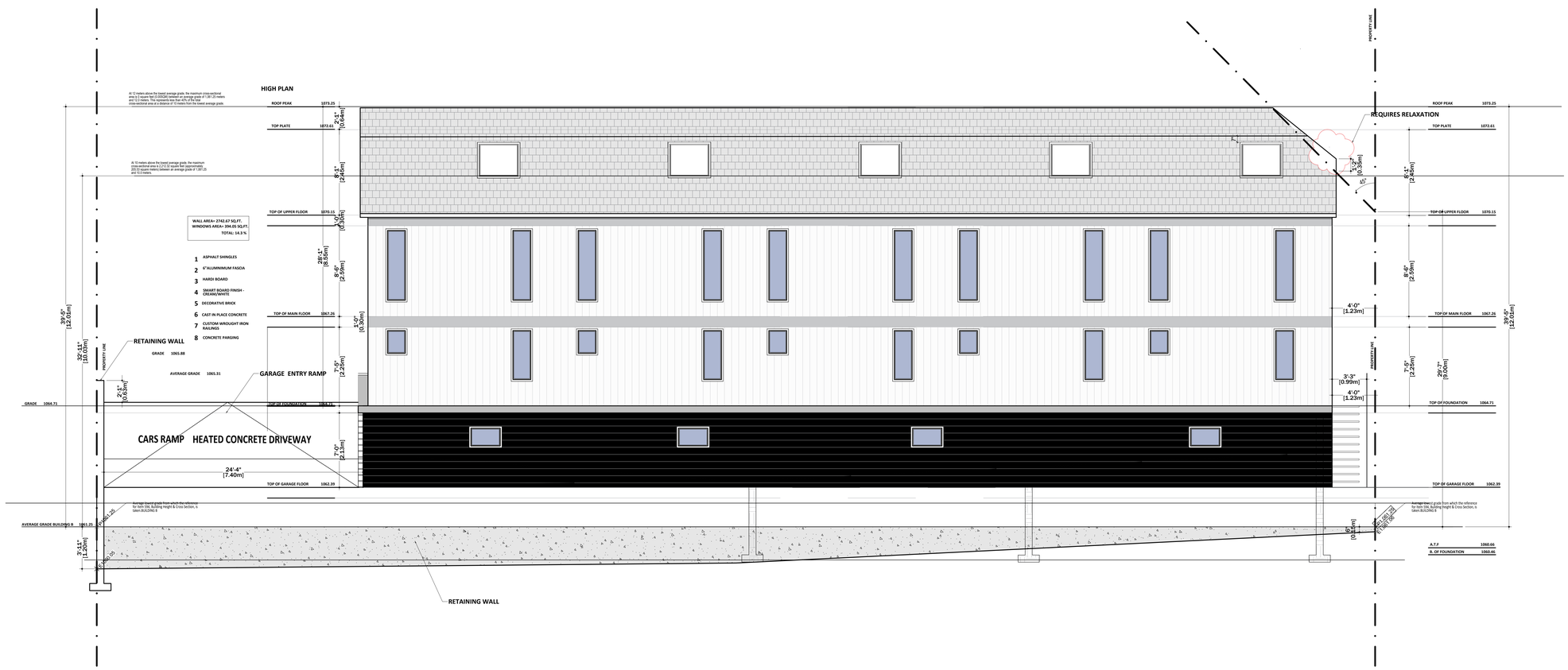
technoarch architect inc.
architects + designers

UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
BUILDING B - FRONT ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A3.1	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

LEAD CONSULTANT :

technoarch architect inc.
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
BUILDING B - REAR ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A3.2	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



REV	ISSUED FOR	DATE
R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

LEAD CONSULTANT :

technoarch designers architects + architect inc.
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
BUILDING A - FRONT ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A3.3	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



WALL AREA= 3277.432 SQ.FT.
WINDOWS AREA= 501.99 SQ.FT.
TOTAL: 15.31 %

1. ASPHALT SHINGLES
2. 6"ALUMINIMUM FASCIA
3. HARDI BOARD
4. SMART BOARD FINISH - CREAM/WHITE
5. DECORATIVE BRICK
6. CAST IN PLACE CONCRETE
7. CUSTOM WROUGHT IRON RAILINGS
8. CONCRETE PARGING

R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

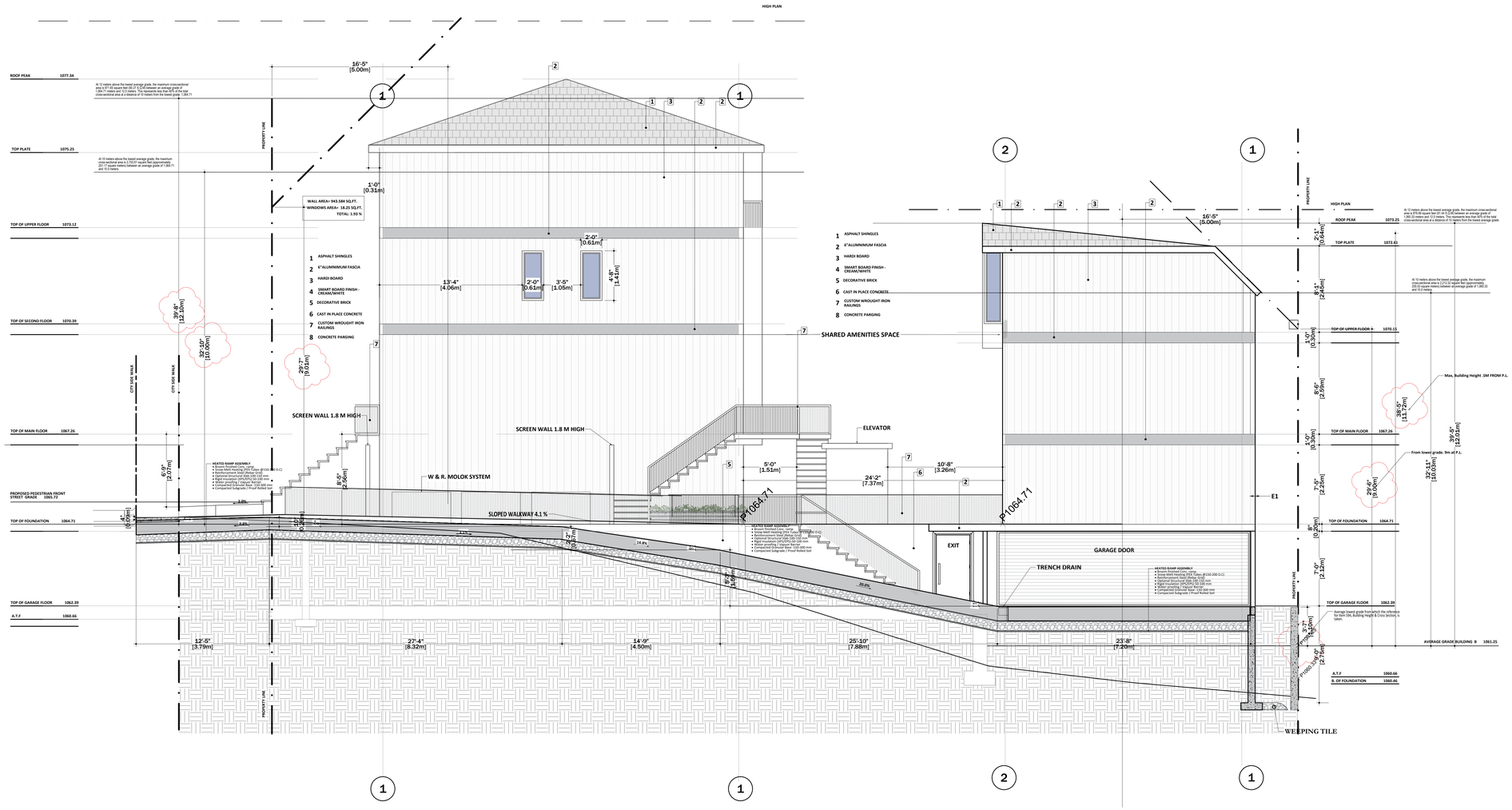
LEAD CONSULTANT :

design studio architects + **technoarch architect inc.**
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
BUILDING A - REAR ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A3.4	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

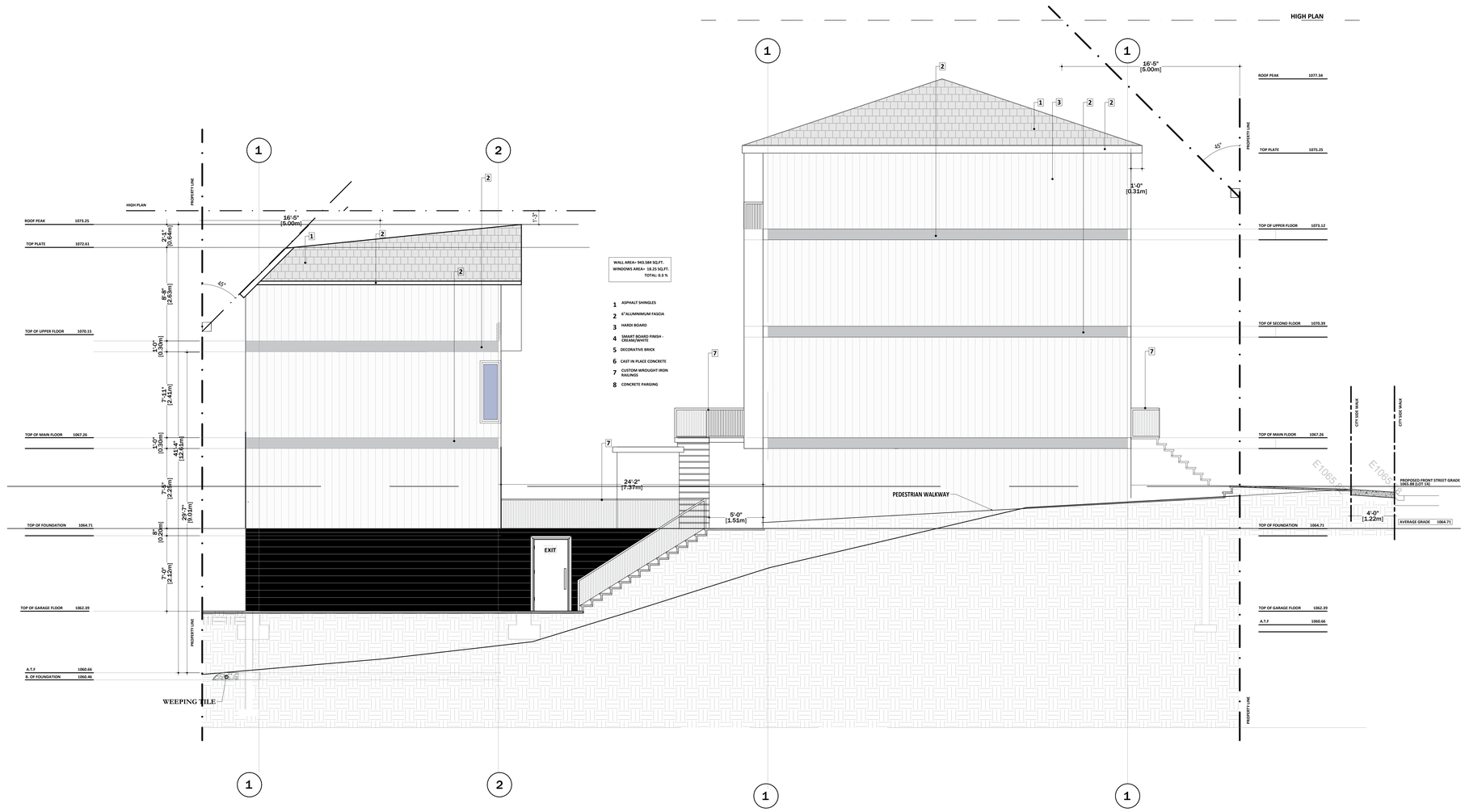
LEAD CONSULTANT :

technoarch architect inc.
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
BUILDING A & B -
SOUTH ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A3.5	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15



R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
CALGARY.AB

LEAD CONSULTANT :

technoarch architect inc.
architects + designers
UNIT- 214, 2550 MATHESON BLVD E,
Mississauga, ON L4W 4Z1, Canada
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
BUILDING A & B -
NORTH ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"X1.00"	SIZE 36"X48"
SHEET NO A3.6	STAGE DEV. PERMIT
PHASE 00	REV R1
ISSUED DATE	2026-05-15