DEVELOPMENT PERMIT

3820 & 3824 CENTRE A STREET NE, CALGARY AB
MULTI-RESIDENTIAL DEVELOPMENT
Development Permit: DP2025-04201

PROJECT DESCRIPTION & ARCHITECTURAL INTENT:

Proposed multi-residential development consisting of two residential buildings with dwelling units and secondary suites, common amenity areas, landscaping and underground parking.
Development Permit drawings prepared to demonstrate the proposed site planning, building design, landscaping, amenity areas, vehicular access, parking, waste servicing and associated site development.



LIST OF DRAWINGS:

SERIES	SHEET	DRAWING TITLE
GENERAL / SITE	CP	COVER PAGE & DRAWING INDEX
	A1-1	3D RENDERS
	A1-2	EXISTING SURVEY
	A1-2A	EXISTING RETAINING WALL CONDITIONS & PHOTO DOCUMENTATION - RTW-01
	A1-2B	EXISTING RETAINING WALL CONDITIONS & PHOTO DOCUMENTATION - RTW-02
	A1-3	PROPOSED SITE PLAN
	A1-4	PROPOSED BLOCK PLAN & DEMOLITION PLAN
	A1-5	PROPOSED LANDSCAPE
	A1-6	LANDSCAPE REQUIREMENTS & CALCULATIONS
	A1-7	SITESCAPE & EXISTING PHOTOS
	A1-8	KEY PLAN & BOULEVARD SECTIONS
SITE / TECHNICAL	A2-1	VEHICULAR ACCESS & DRIVEWAY PLAN
	A2-2	RAMP PLAN & GRADING DETAILS & RAMP PROFILE & TRANSITION DETAILS
	A2-3	UNDERGROUND PARKING & CLASS 1 BICYCLE STORAGE PLAN
	A2-4	WASTE COLLECTION VEHICLE ACCESS & MANEUVERING PLAN
	A2-4A	STAGING, CRANE REACH & OVERHEAD POWER LINE CLEARANCE
	A2-5	RETAINING WALL PLAN & SECTIONS

SERIES	SHEET	DRAWING TITLE
AMENITY LANDS./DETAILS	A2-6	COMMON AMENITY AREA PLAN & DETAILS
	A2-7	LANDSCAPE OVER PARKADE — PLAN & DETAILS
BUILDING A PLANS	A3-1	BUILDING A — LEGAL SUITE FLOOR PLAN
	A3-2	BUILDING A — GROUND FLOOR PLAN
	A3-3	BUILDING A — SECOND FLOOR PLAN
	A3-4	BUILDING A — THIRD FLOOR PLAN
	A3-5	BUILDING A — ROOF PLAN
BUILDING B PLANS	A4-1	BUILDING B — LEGAL SUITE FLOOR PLAN
	A4-2	BUILDING B — GROUND FLOOR PLAN
	A4-3	BUILDING B — SECOND FLOOR PLAN
	A4-4	BUILDING B — ROOF PLAN

SERIES	SHEET	DRAWING TITLE
BUILDING A ELEVATIONS	A5-1	BUILDING A — WEST / FRONT ELEVATION
	A5-2	BUILDING A — EAST / REAR ELEVATION
	A5-3	BUILDING A — SOUTH ELEVATION
	A5-4	BUILDING A — NORTH ELEVATION
BUILDING B ELEVATIONS	A6-1	BUILDING B — WEST / FRONT ELEVATION
	A6-2	BUILDING B — EAST / REAR ELEVATION
	A6-3	BUILDING B — SOUTH ELEVATION
	A6-4	BUILDING B — NORTH ELEVATION
COMBINED SITE ELEVATIONS	A6-5	BUILDINGS A & B — SOUTH SITE ELEVATION
	A6-6	BUILDINGS A & B — NORTH SITE ELEVATION
SECTIONS	A7-1	BUILDING A — BUILDING SECTIONS
	A7-2	BUILDING B — BUILDING SECTIONS
	A7-3	BUILDINGS A & B — SITE CROSS SECTION

R2	DEV. PERMIT	2026-09-11
R1	DEV. PERMIT	2026-01-12
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

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3820 & 3824 CENTRE A ST,NE CALGARY.AB

LEAD CONSULTANT :

technoarch architect inc.
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Cell : +1-416-729-9454
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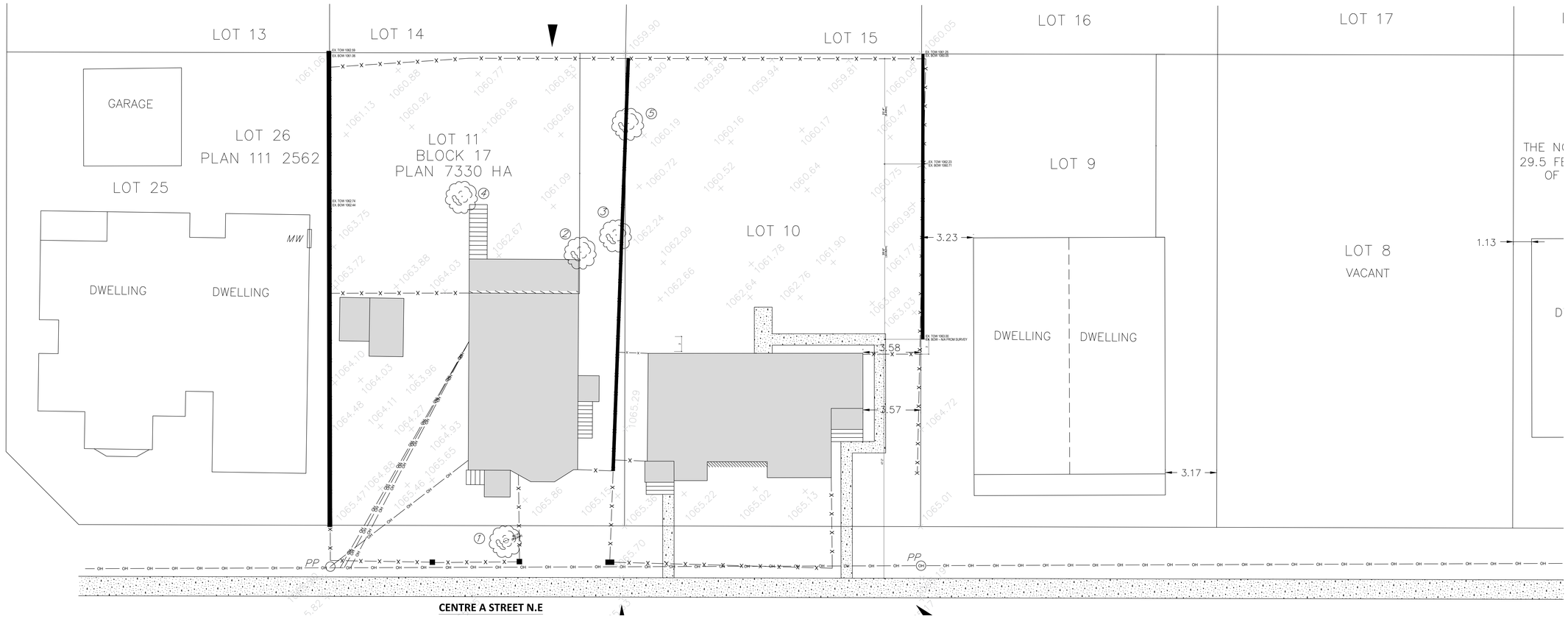
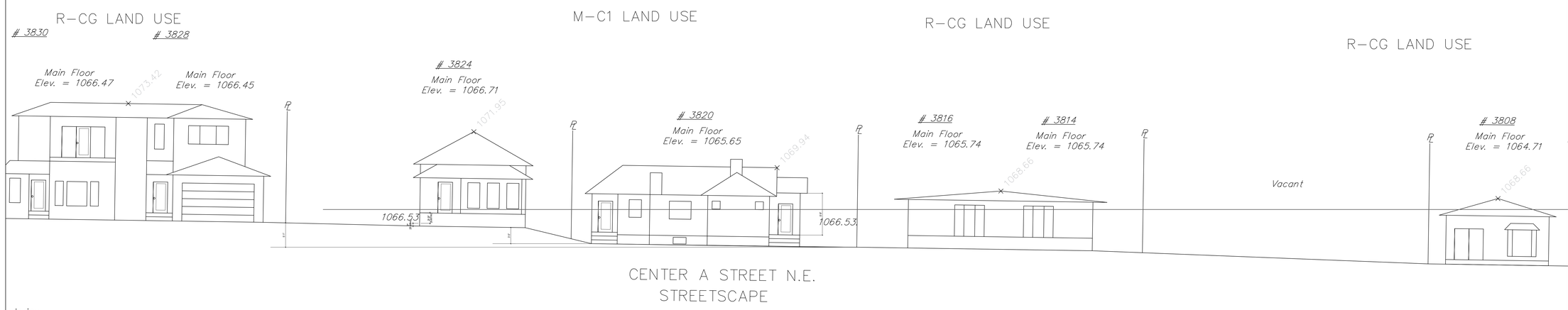
www.technoarch.ca

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 R2
ISSUED DATE	2026-10-04





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ent

EXISTING SITE LEGEND:

- PROPERTY BOUNDARIES OF AFFECTED PARCEL
- FOUNDATIONS
- +88.81 METRIC ELEVATIONS
- UW UPPER WINDOWS
- MW MAIN WINDOWS
- LW LOWER WINDOWS
- D DOORS
- —X— XXXXX
- —OH— XXXXXX

EXISTING TREE SCHEDULE

Tree No.	Tree Type	Trunk Dia.	Canopy (r)	Height	Status
1	Deciduous	0.30m	3.0m	8.00m	To remain
2	Deciduous	0.60m	3.0m	7.00m	To be removed
3	Deciduous	0.60m	3.0m	7.00m	To be removed
4	Deciduous	0.60m	4.0m	8.00m	To be removed
5	Deciduous	0.20m	1.0m	4.00m	To be removed

EXISTING TREE LEGEND:

- denotes DECIDUOUS
- denotes CONIFEROUS

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R2	DEV. PERMIT	2026-09-11
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R0	DEV. PERMIT	2025-07-07

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DRAWING TITLE :
EXISTING SURVEY

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
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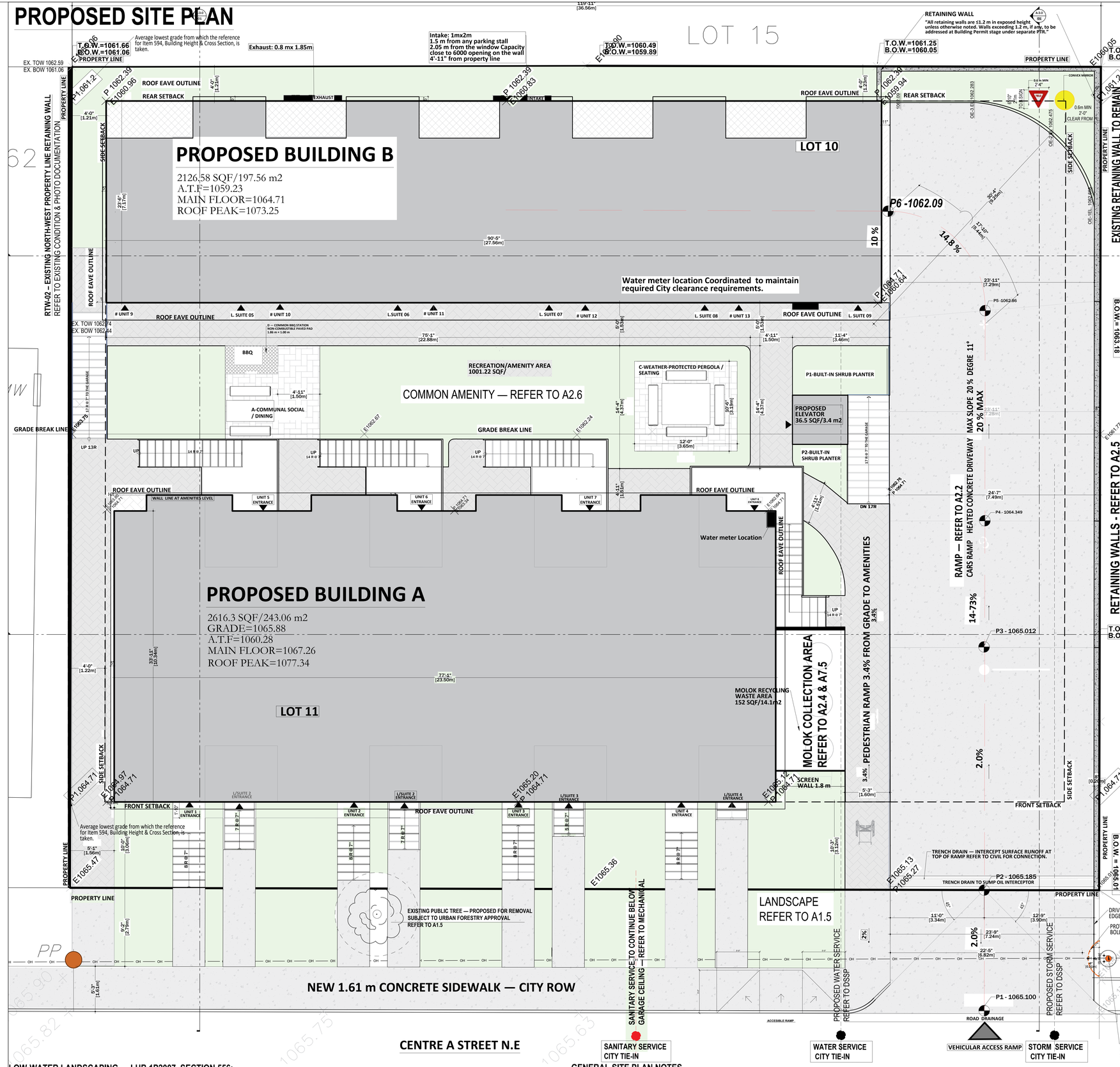
PROPOSED SITE PLAN



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

SITE STATISTICS:

MUNICIPAL ADDRESS:	3824 CENTRE A STREET N.E - CALGARY ALBERTA
LEGAL DESCRIPTION:	LOT 11 / BLOCK 17 / PLAN 7330 HA
LAND USE DISTRICT:	M-C1
PARCEL AREA:	11,469 SQF / 1065 SQM / 0.1065 HA
PROPOSED DEVELOPMENT:	
DWELLING UNITS:	**13**
SECONDARY SUITE:	**9**
TOTAL RESIDENTIAL UNITS:	**22**
MAXIMUM. DENSITY:	148 UNITS / HA
PROPOSED BUILDING FOOTPRINT:	4779.38 SQF / 444.02 SQM
PARCEL COVERAGE:	41.7%
MOTOR VEHICLE PARKING:	
PARKING STALL PROVIDED:	12
BICYCLE PARKING:	23
PROPOSED DEVICE STORAGE:	3
EXISTING DEVELOPMENT:	
EXISTING BUILDING AREA:	
TO BE DEMOLISHED:	**2154 SQFT/ 200 SQM**
EXISTING PARCEL COVERAGE: 19%	

LAND USE / DEVELOPMENT STANDARDS

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

BUILDING SETBACKS:

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

GENERAL SITE PLAN / CONSTRUCTION COORDINATION NOTES:

1. THIS SITE PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY THE CLIENT.REFER TO THE REGISTERED SURVEY / SURVEYOR'S INFORMATION FOR PROPERTY BOUNDARIES, EXISTING GRADES AND EXISTING SITE CONDITIONS.
2. THIS SITE PLAN FORMS PART OF THE DEVELOPMENT PERMIT APPLICATION AND IS INTENDED TO DOCUMENT SITE PLANNING, ACCESS, GRADING, LANDSCAPE, SERVICING AND DEVELOPMENT COORDINATION. REFER TO THE APPLICABLE ARCHITECTURAL, CIVIL, STRUCTURAL AND LANDSCAPE DRAWINGS FOR DETAILED INFORMATION.
3. ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND AND ABOVE-GROUND UTILITIES AND SERVICES PRIOR TO EXCAVATION OR CONSTRUCTION.
5. ALL EXISTING STRUCTURES IDENTIFIED FOR DEMOLITION SHALL BE REMOVED AS INDICATED ON THE DEMOLITION / BLOCK PLAN AND ASSOCIATED DRAWINGS.
6. CITY RIGHT-OF-WAY AND BOULEVARD AREAS SHALL REMAIN FREE OF CONSTRUCTION MATERIAL, EXCAVATED MATERIAL AND UNAUTHORIZED STORAGE THROUGHOUT CONSTRUCTION.
7. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE SUBJECT TO APPLICABLE CITY OF CALGARY REQUIREMENTS AND APPROVALS.
8. NEW SIDEWALK AND ASSOCIATED WORK WITHIN CENTRE A STREET N.E. RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF CALGARY STANDARDS.REFER TO SITE PLAN AND ASSOCIATED DETAILS.
9. ALL SITE ACCESS, PEDESTRIAN CONNECTIONS, RETAINING WALLS, LANDSCAPE,WASTE COLLECTION AND DEEP SERVICES SHALL BE COORDINATED WITH THE APPLICABLE DRAWINGS AND CONSULTANT DOCUMENTS.
10. REFER TO A1.5 FOR LANDSCAPE AND UTILITY-CLEARANCE COORDINATION, A1.6 FOR LANDSCAPE COMPLIANCE, A2.2 FOR PARKADE RAMP DETAILS, A2.4 FOR WASTE COLLECTION, A2.5 FOR RETAINING WALLS, A2.6 FOR COMMON AMENITY DETAILS, AND THE DSSP FORDETAILED SITE SERVICING.

LOW-WATER LANDSCAPING — LUB 1P2007, SECTION 556:
LOW-WATER IRRIGATION SHALL BE DIRECTED TO LANDSCAPED PLANTING AREAS AND DESIGNED TO MINIMIZE WATER CONSUMPTION. REFER TO A1.6 FOR LANDSCAPE AND IRRIGATION REQUIREMENTS

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.

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.

GENERAL SITE PLAN NOTES

1. **PEDESTRIAN CIRCULATION:** Provide 1.50 m minimum clear width for shared pedestrian walkways. Maintain clear, continuous pedestrian connections throughout the site.**Refer to [Viability / Pedestrian Circulation Sheet No.] for detailed pedestrian routes, clear widths and accessibility coordination.**
2. **VEHICULAR ACCESS / PARKADE RAMP:** Ramp grades, elevations and transition points are indicated on this plan. Refer to A2.2 for detailed ramp grading, profile and transition details.
3. **TRAFFIC SAFETY:** Provide convex mirror and "YIELD TO TRAFFIC ON RAMP" sign at the parkade/ramp interface as indicated.
4. **WASTE COLLECTION:** Waste collection is provided on site within the main vehicular access area. Refer to A2.4 & A7.5 for MOLOK servicing, enlarged plan, clearances and sections.
5. **RETAINING WALLS:** Existing and proposed retaining walls are identified on the plans. Refer to A2.5 for retaining wall locations, TOW/BOW elevations and sections.
6. **CITY ROW / SIDEWALK:** Provide new 1.61 m concrete sidewalk within Centre A Street ROW. All pedestrian connections within City ROW shall be concrete; no permeable paving is proposed within City ROW.
7. **COMMON AMENITY / PEDESTRIAN CONNECTION:** Maintain continuous pedestrian access between Buildings A and B and the common amenity area. Refer to A2.6 for enlarged common amenity plan and details.
8. **PUBLIC TREE**: Existing public tree proposed for removal is shown on this plan. Removal is subject to City of Calgary Urban Forestry approval. Refer to A1.5 for landscape and tree coordination.
9. **DEEP SERVICES:** Water, sanitary and storm service routes and proposed tie-in locations are shown on the Site and Landscape Plans. Refer to the approved DSSP for detailed servicing design.
10. **ENMAX POLE:** Existing ENMAX utility pole location is shown for coordination. Final driveway/pole interface subject to coordination with the City and ENMAX. **Refer to A1.5 for overhead utility landscape clearance requirements.**

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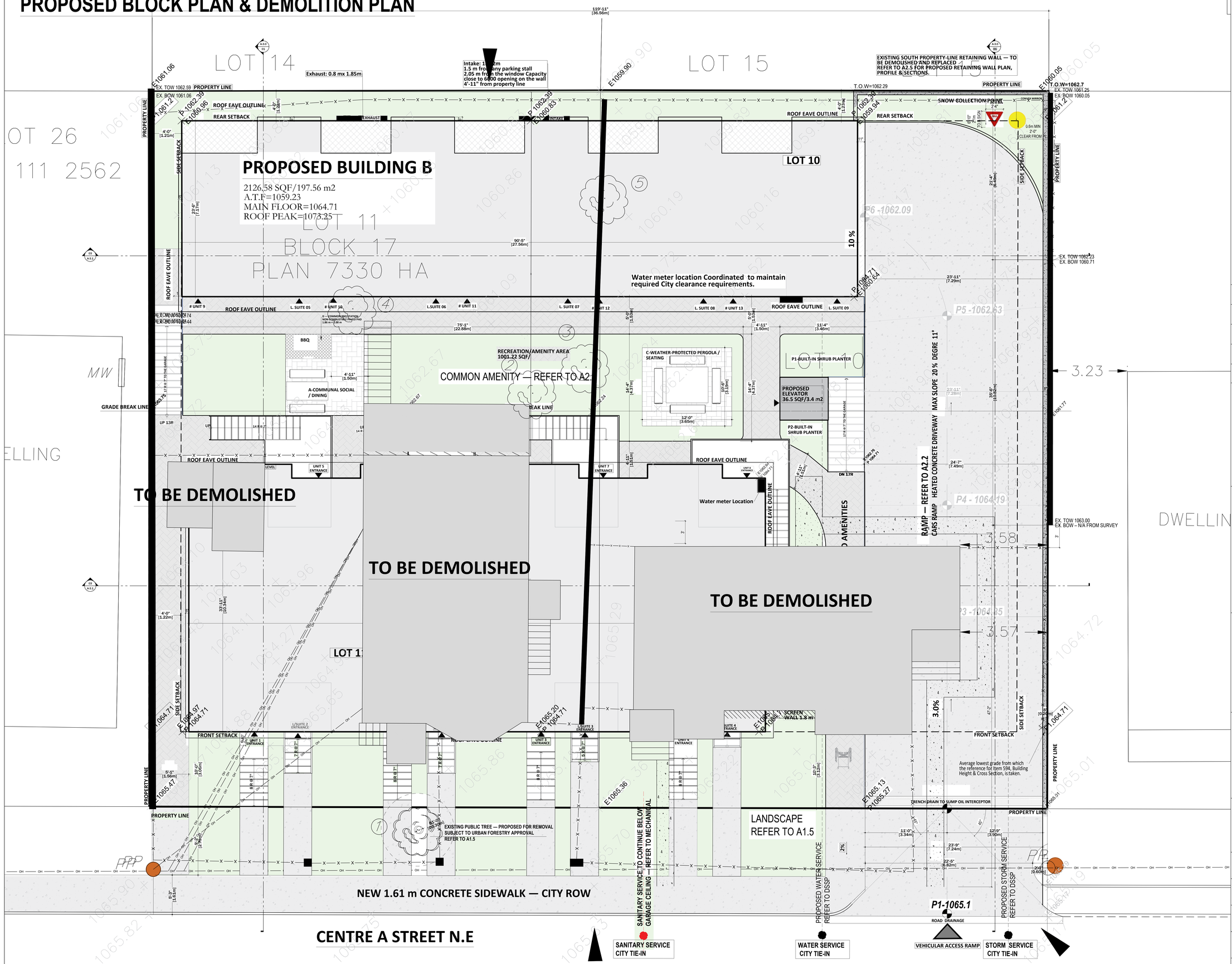
MEP CONSULTANT :

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 A1-3	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04

PROPOSED BLOCK PLAN & DEMOLITION PLAN



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architects + designers

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Email: hbhons@technoarch.ca
www.technoarch.ca

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED BLOCK PLAN & DEMOLITION 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
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MAXIMUM BUILDING HEIGHT PLANE



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PROJECT NAME AND ADDRESS :

MULTI-FAMILY
3820 & 3824 CENTRE A ST,NE
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MEP CONSULTANT :

DRAWING TITLE :
BUILDING A WEST/ FRONT ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 3/8"-1'-00"	SIZE 36"X48"
SHEET NO A5-1	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04



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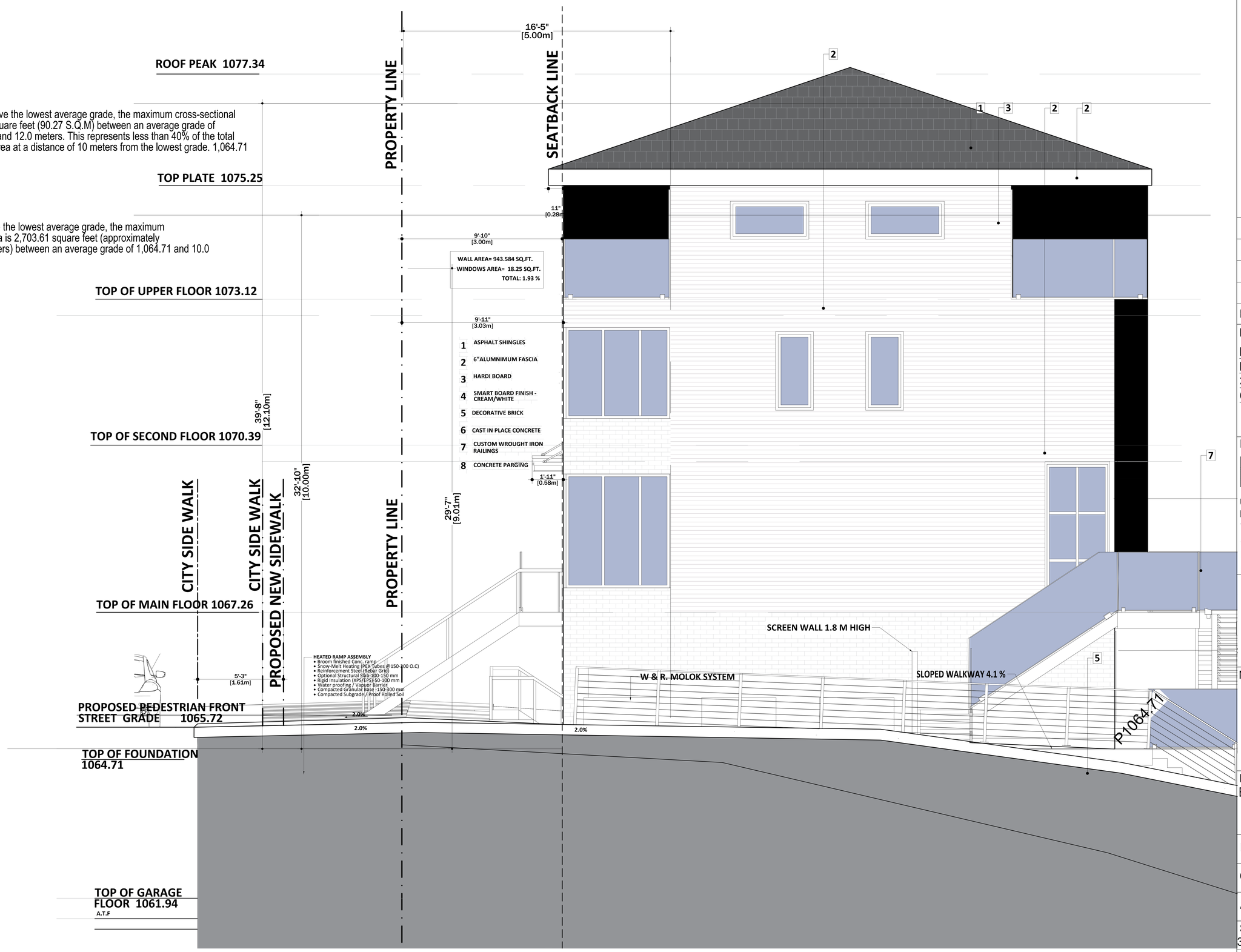
MEP CONSULTANT :

DRAWING TITLE :
BUILDING A - EAST/REAR ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 3/8"-1'-00"	SIZE 36"X48"
SHEET NO A5-2	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04

MAXIMUM BUILDING HEIGHT PLANE



At 12 meters above the lowest average grade, the maximum cross-sectional area is 971.65 square feet (90.27 S.Q.M) between an average grade of 1,064.71 meters and 12.0 meters. This represents less than 40% of the total cross-sectional area at a distance of 10 meters from the lowest grade. 1,064.71

At 10 meters above the lowest average grade, the maximum cross-sectional area is 2,703.61 square feet (approximately 251.17 square meters) between an average grade of 1,064.71 and 10.0 meters.

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BUILDING A - SOUTH-ELEVATION

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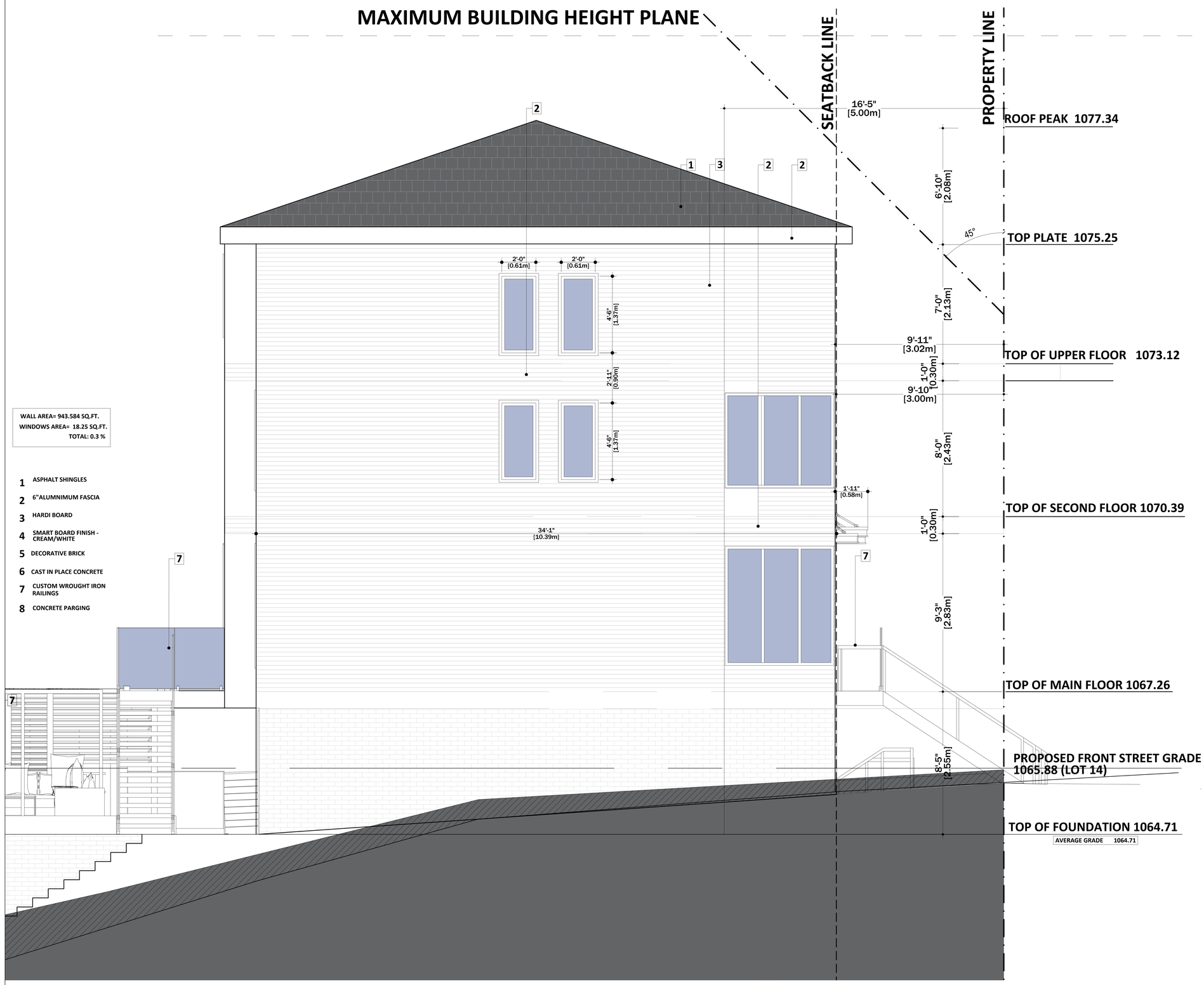

WALL AREA= 943.584 SQ.FT.
WINDOWS AREA= 18.25 SQ.FT.
TOTAL: 0.3 %

1 ASPHALT SHINGLES
2 6"ALUMNIMUM 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

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MEP CONSULTANT :

DRAWING TITLE :
BUILDING A - NORTH-ELEVATION

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APPROVED BY	HB
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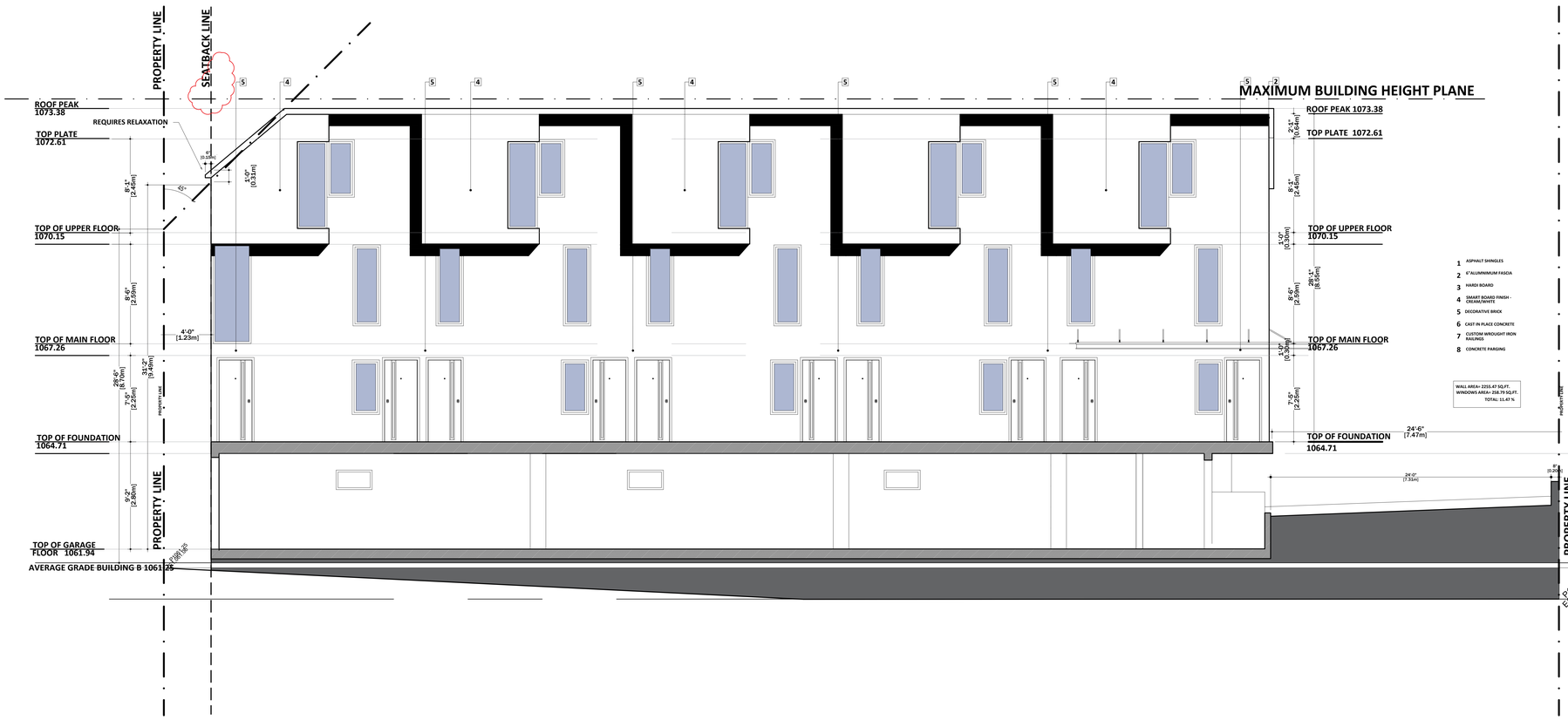

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MEP CONSULTANT :

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BUILDING B - WEST/FRONT ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 3/8"-1'-00"	SIZE 36"X48"
SHEET NO A6-1	STAGE DEV. PERMIT
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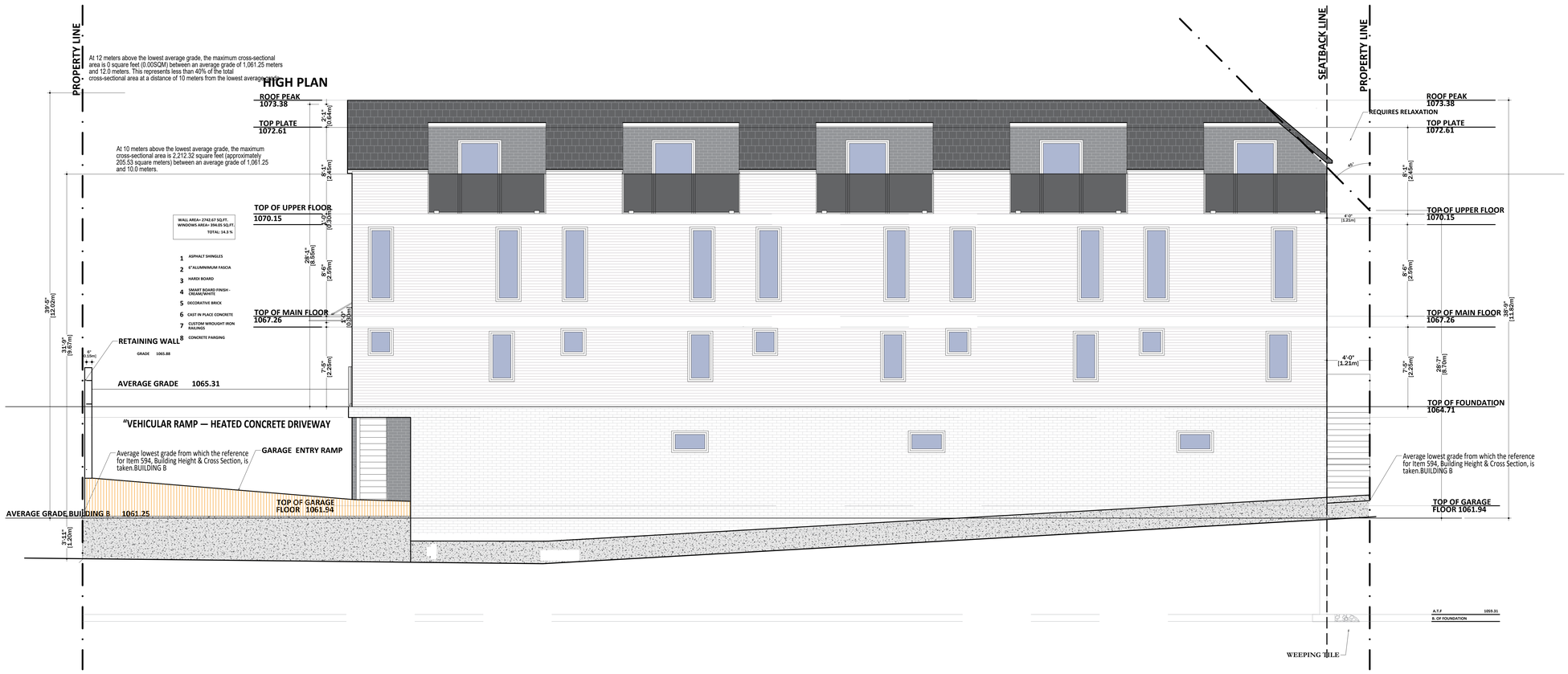

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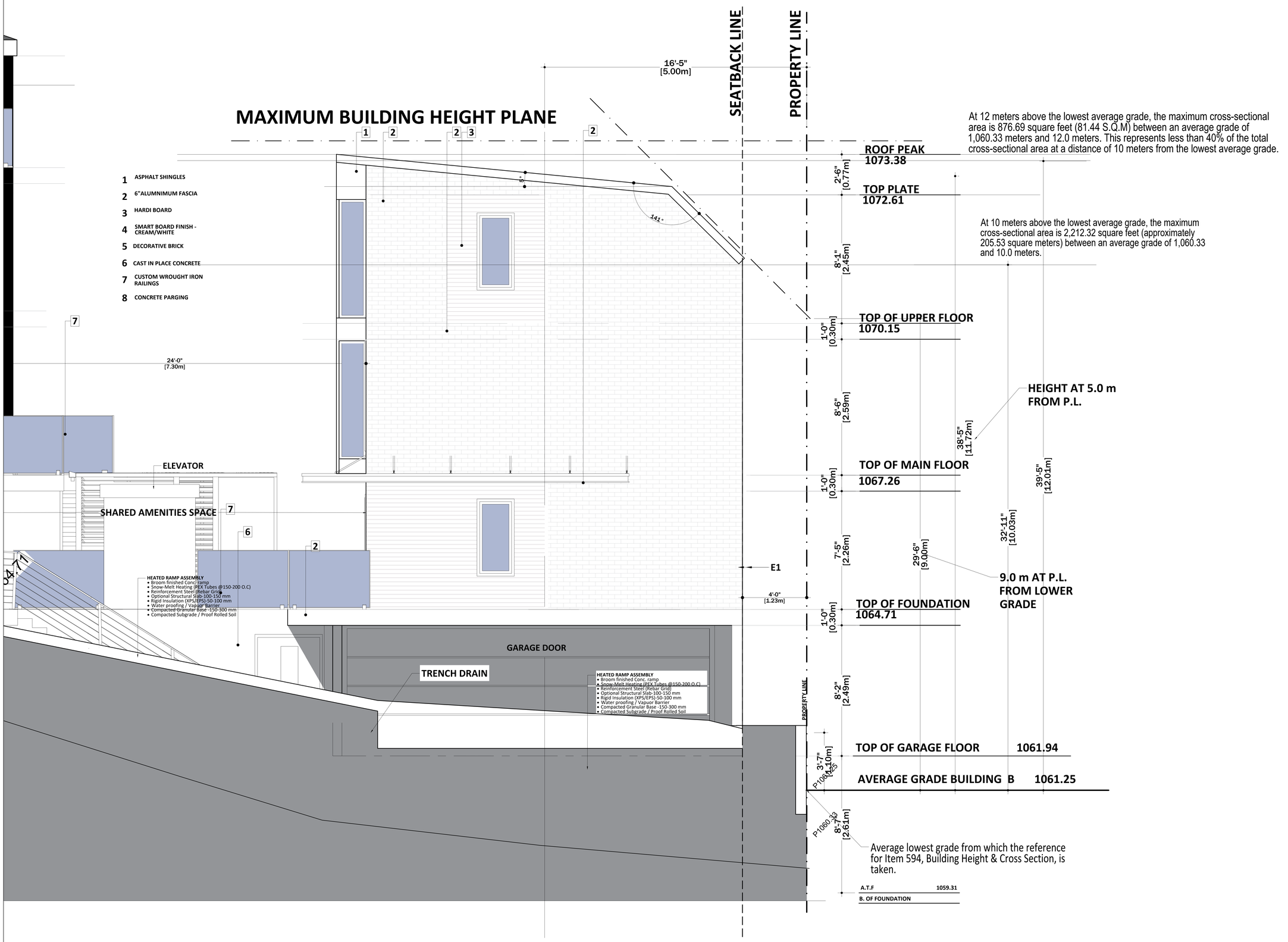

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R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

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

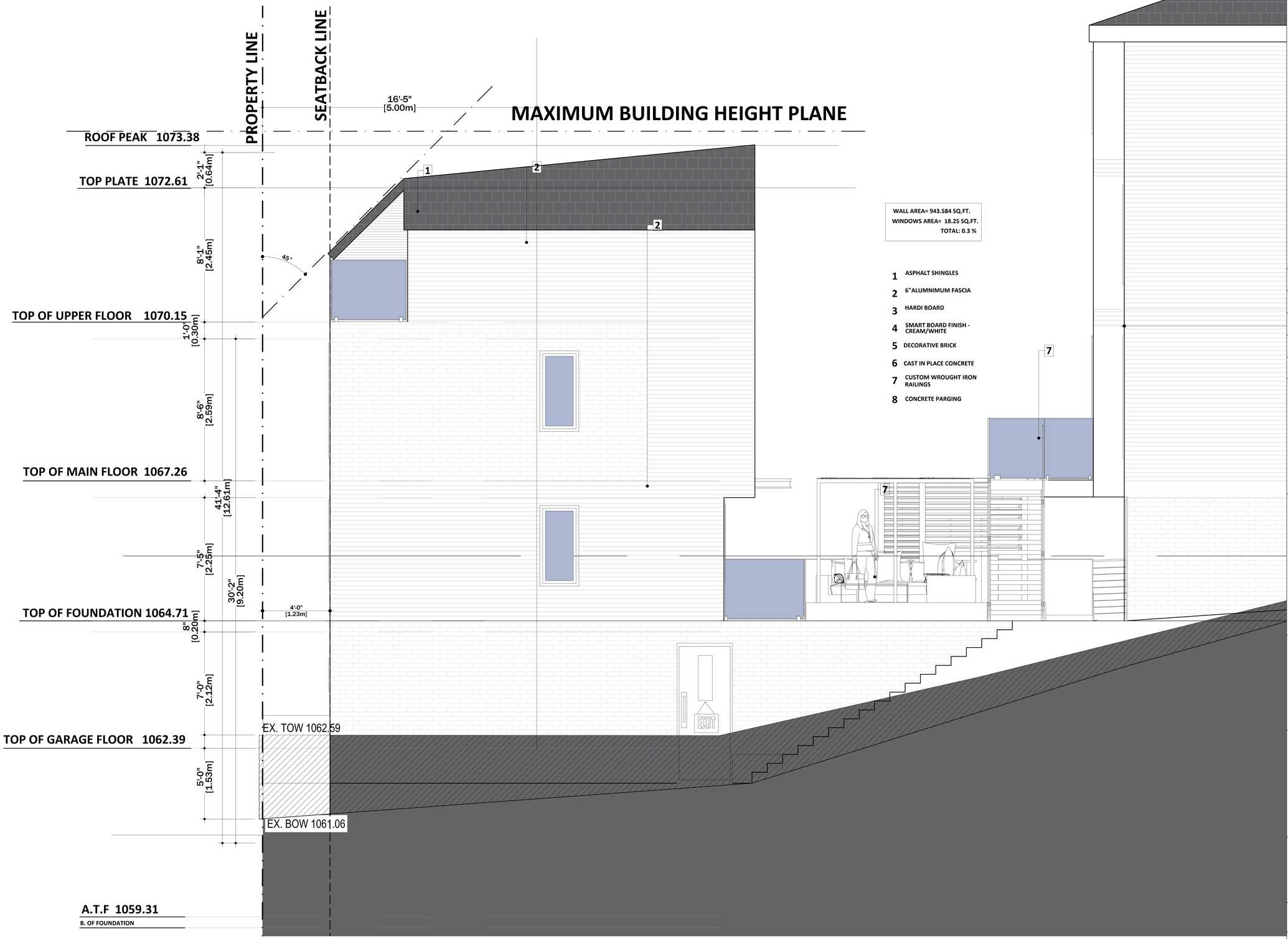
LEAD CONSULTANT :

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 - SOUTH ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 3/8"-1'-00"	SIZE 36"X48"
SHEET NO A6-3	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04



WALL AREA= 943.584 SQ.FT.
WINDOWS AREA= 18.25 SQ.FT.
TOTAL: 0.3 %

1 ASPHALT SHINGLES
2 6"ALUMNIMUM 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

REV	ISSUED FOR	DATE
R2	DEV. PERMIT	2026-09-11
R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07

PROJECT NAME AND ADDRESS :

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

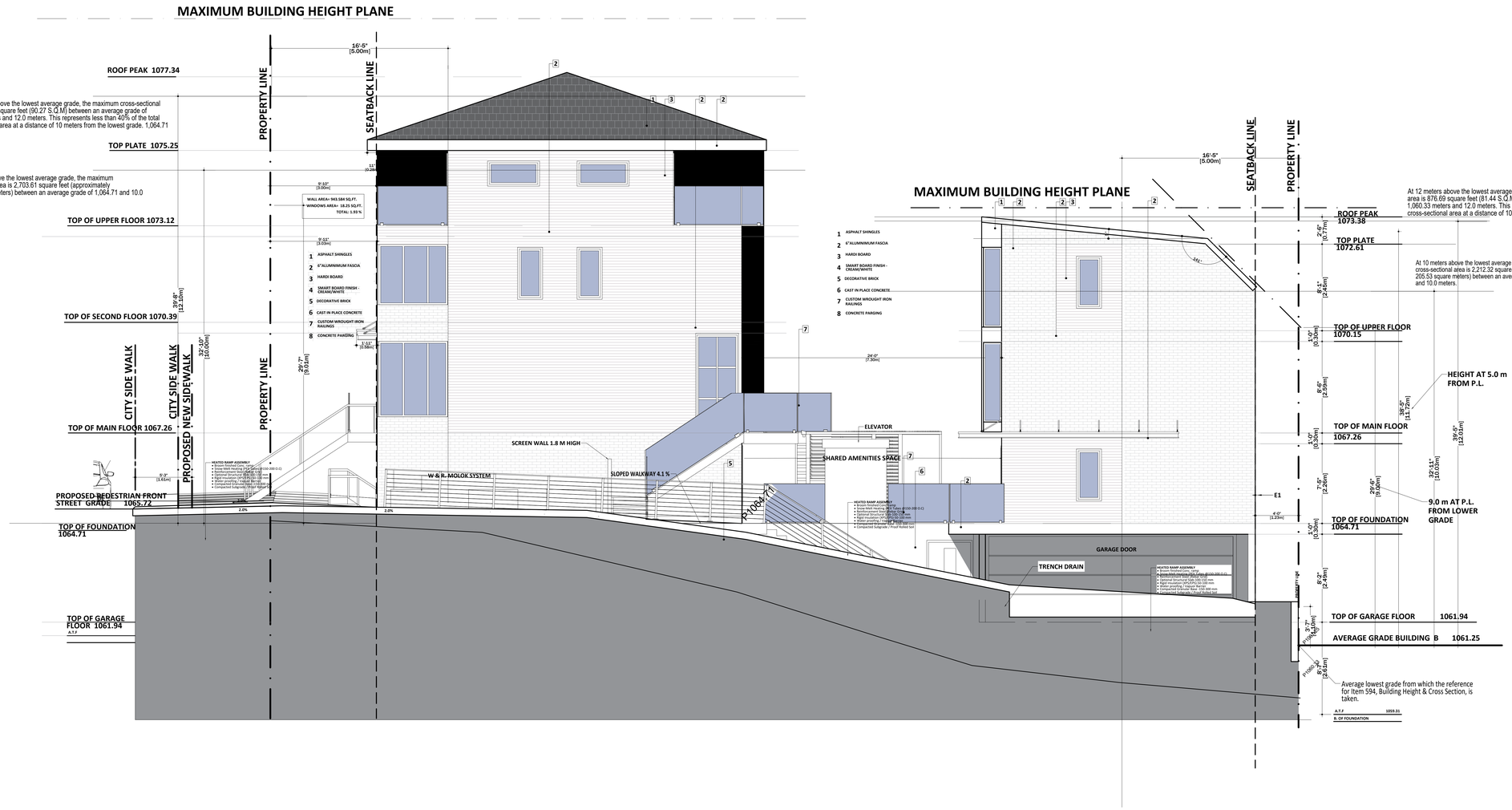
LEAD CONSULTANT :

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 - NORTH ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 3/8"-1'-00"	SIZE 36"X48"
SHEET NO A6-4	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04



R2	DEV. PERMIT	2026-09-11
R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

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

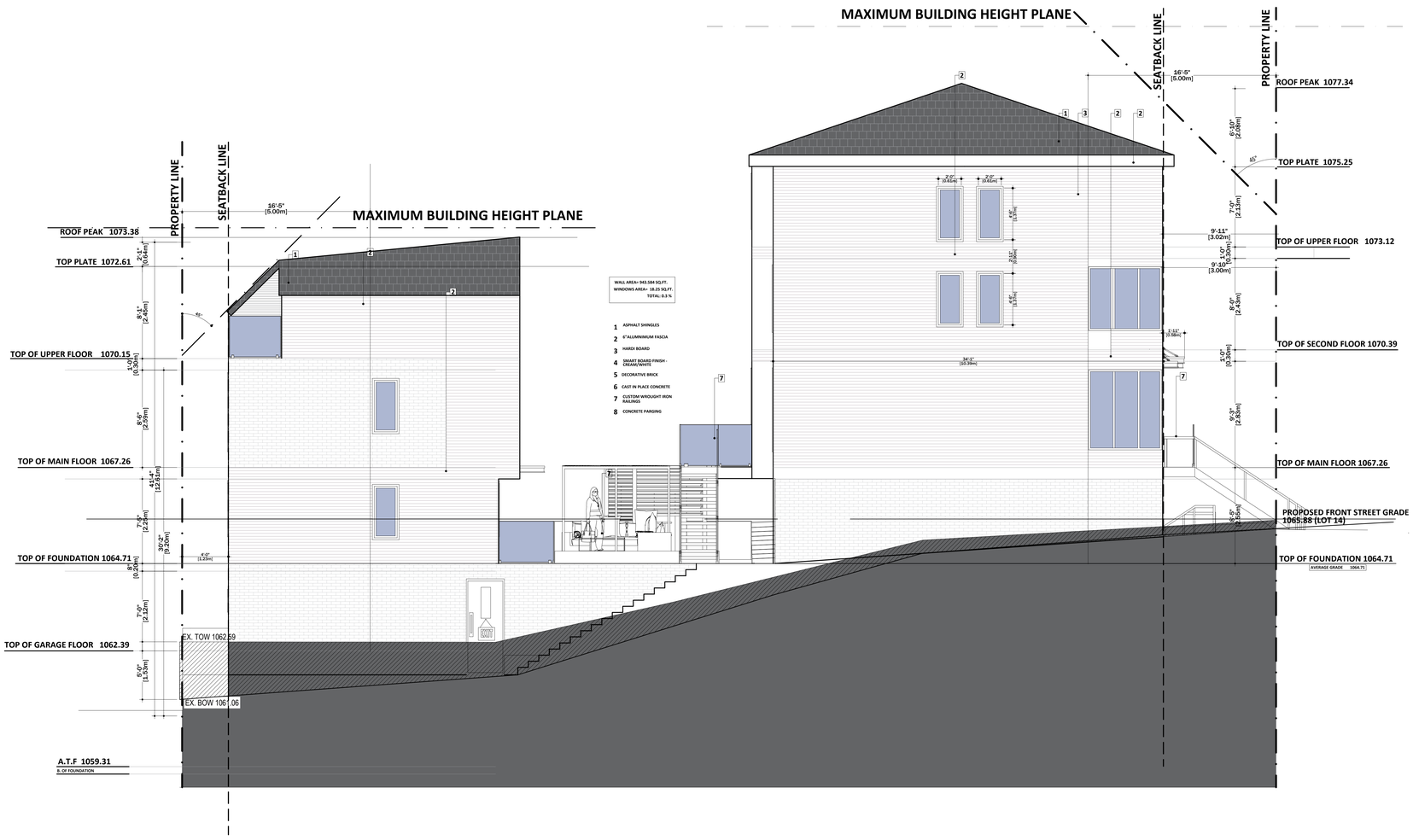
LEAD CONSULTANT :

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 :
BUILDINGS A & B - SOUTH SITE ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 3/8"-1'-00"	SIZE 36"X48"
SHEET NO A6-5	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04



N

R2	DEV. PERMIT	2026-09-11
R1	DEV. PERMIT	2026-05-15
R0	DEV. PERMIT	2025-07-07
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :

MULTI-RESIDENTIAL DEVELOPMENT
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 :
BUILDINGS A & B - NORTH SITE ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"-1'-00"	SIZE 36"X48"
SHEET NO A6-6	STAGE DEV. PERMIT
PHASE 00	REV R2
ISSUED DATE	2026-10-04