LIST OF DRAWINGS:

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A1.2	EXISTING SURVEY
A1.3	EXISTING SITE PLAN
A1.4	PROPOSED SITE PLAN
A1.5	PROPOSED LANDSCAPE PLAN
A1.6	SITESCAPE & EXISTING PHOTOS
A1.7	KEY PLAN & BOULEVARD SECTIONS
A2.1	FOUNDATION PLAN & PROPOSED UNDERGROUND PARKING PLAN
A2.2	LEGAL SUITE FLOOR PLAN
A2.3	GROUND FLOOR PLAN
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A2.5	LOFT FLOOR PLAN
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A3.1	BUILDING A - FRONT ELEVATION
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A4.1	BUILDING A CROSS SECTION
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TECHNOARCH ARCHITECT INC.
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PROJECT NAME AND ADDRESS:
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CALGARY.AB

LEAD CONSULTANT :
technoarch architect inc.
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HARPREET SINGH BHONS
REGISTERED ARCHITECT
2025-07-16
ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
COVER PAGE

DRAWN BY	B.V M.V
CHECKED BY	GSM
APPROVED BY	HB
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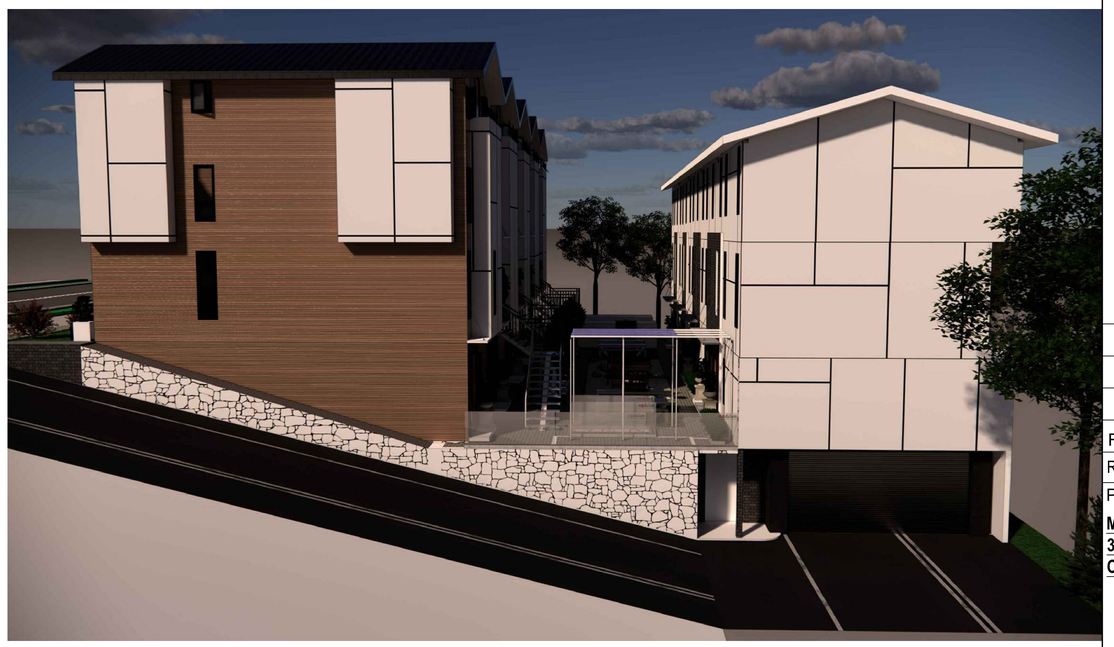
SHEET NO CP	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07









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ARCHITECT
2025-07-16
ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
COVER PAGE

DRAWN BY	B.V OKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
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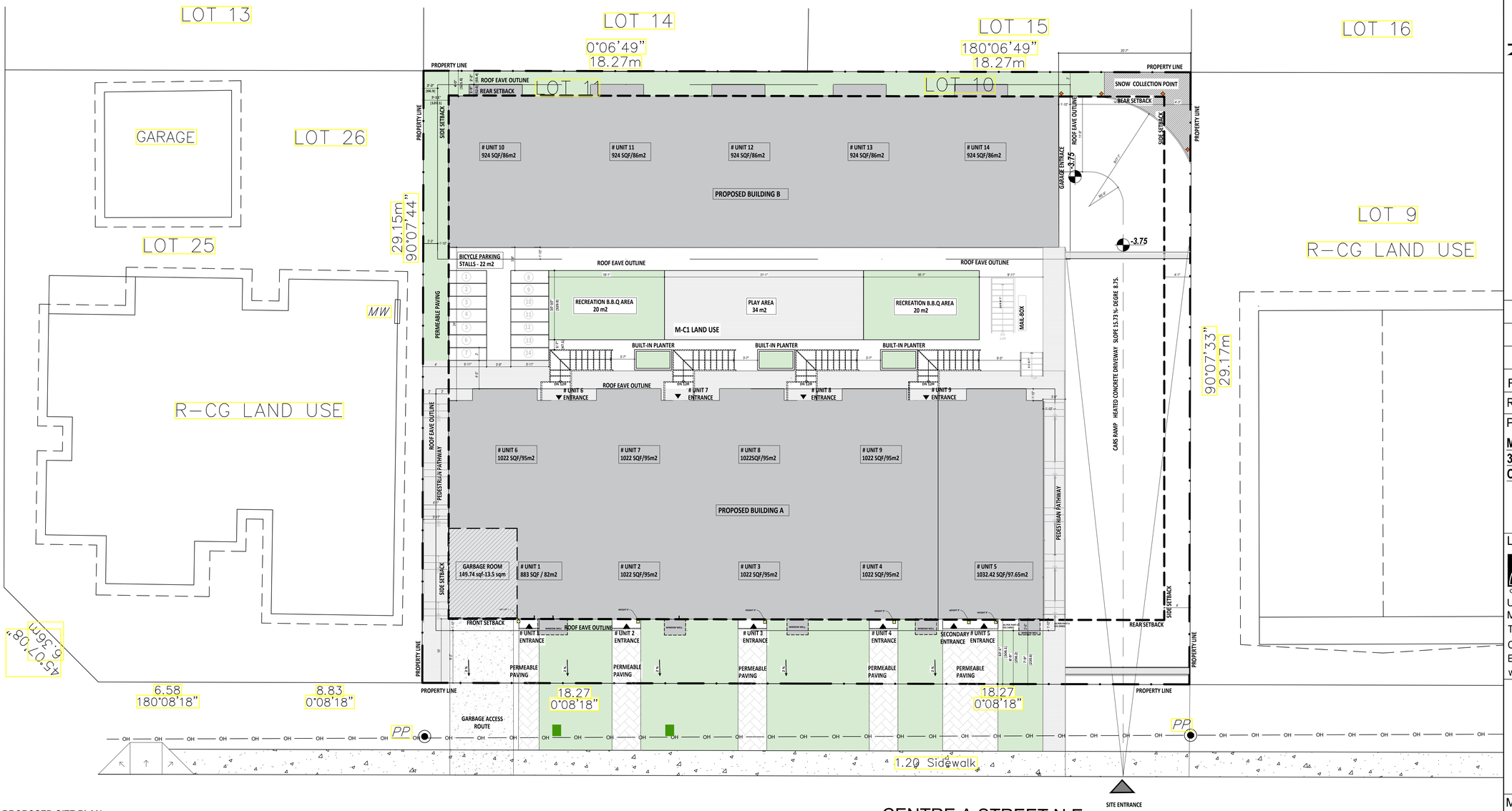
SHEET NO A1-1	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



01 **PROPOSED SITE PLAN**
A-1.4 1/8"-1'0"

CENTRE A STREET N.E

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.

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: 5578 SQF / 518 SQM

PARCEL COVERAGE: 48.6%

PARKING SPACES PROPOSED: 9

PROPOSED BIKING SPACES: 14

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:

- **ALL EXISTING STRUCTURES ON SITE, TO BE REMOVED AS NOTED ON THE SITE PLAN**
- CITY BOULEVARD TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL
- EXISTING SIDEWALK TO BE REPAIRED AS REQUIRED AT THE OWNER'S EXPENSE IN COMPLIANCE WITH ALL MUNICIPAL REQUIREMENTS AND CITY APPROVALS

NOTE: This plan complies with the City of Calgary Fire Department Access Standards, as outlined in Section 2 & 3 – Submitting Plans & Access. The proposed fire access route meets the following criteria for access route length: up to 90 meters

- No turnaround required
- No secondary access required

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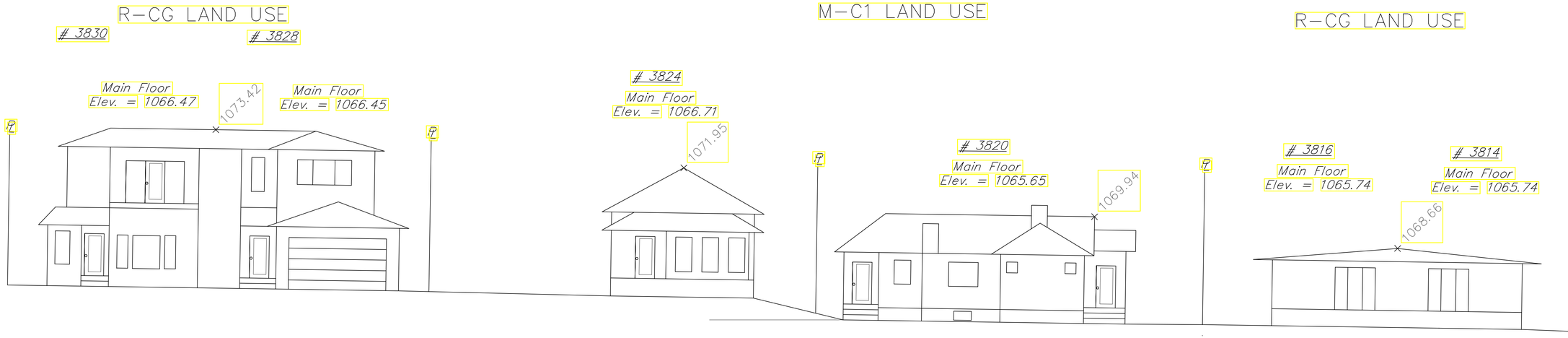
HARPREET SINGH BHONS REGISTERED ARCHITECT 2025-07-16 ALBERTA

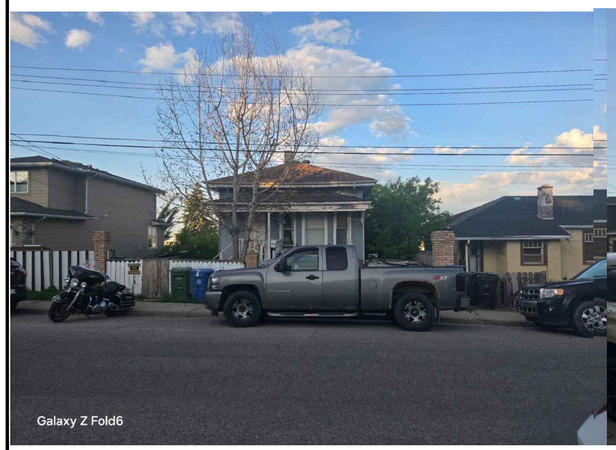
MEP CONSULTANT :

DRAWING TITLE :
PROPOSAL SITE PLAN

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/8"X1.00"	SIZE 24"X36"
SHEET NO A1-4	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



01 A-1.6 **PROPOSED SITE SCAPE**
1/8"-1'0"



02 A-1.6 **VIEW 1**
NTS



03 A-1.6 **VIEW 2**
NTS



04 A-1.6 **VIEW 3**
NTS

TECHNOARCH ARCHITECT INC.
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HARPREET SINGH BHONS
REGISTERED ARCHITECT
2025-07-16
ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED SITE SCAPE

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/8"X1.00"	SIZE 24"X36"
SHEET NO A1-6	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



WALL AREA= 2517.610 SQ.FT.
WINDOWS AREA= 585 SQ.FT.
TOTAL: 23.23%

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

01 A-3.1 **BUILDING A - FRONT ELEVATION**
1/4"-1'0"

TECHNOARCH ARCHITECT INC.
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REV	ISSUED FOR	DATE
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HARPREET SINGH BHONS REGISTERED ARCHITECT 2025-07-16 ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
BUILDING ELEVATION

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"-1.0"	SIZE 24"X36"
SHEET NO A3-1	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



01 A-3.2 **BUILDING A - REAR ELEVATION**
1/4"-1'0"

N

TECHNOARCH ARCHITECT INC.
PERMIT No. AC 17587
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

R0	DEV. PERMIT	2025-07-07
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REGISTERED ARCHITECT
2025-07-16
ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
BUILDING ELEVATIONS
TITLE

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"-1.0"	SIZE 24"X36"
SHEET NO A3-2	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



01 / A-3.3 **BUILDING B - FRONT ELEVATION**
1/4"-1'0"

TECHNOARCH ARCHITECT INC.
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REV	ISSUED FOR	DATE
R0	DEV. PERMIT	2025-06-09

PROJECT NAME AND ADDRESS:
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HARPREET SINGH BHONS REGISTERED ARCHITECT 2025-07-16 ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
BUILDING ELEVATIONS

DRAWN BY	B.VOKO M,VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"-1.0"	SIZE 24"X36"
SHEET NO A3-3	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



01 / A-3.4 **BUILDING B - REAR ELEVATION**
1/4"-1'0"

N

TECHNOARCH ARCHITECT INC.
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LEAD CONSULTANT :

technoarch architect inc.
architects + designers
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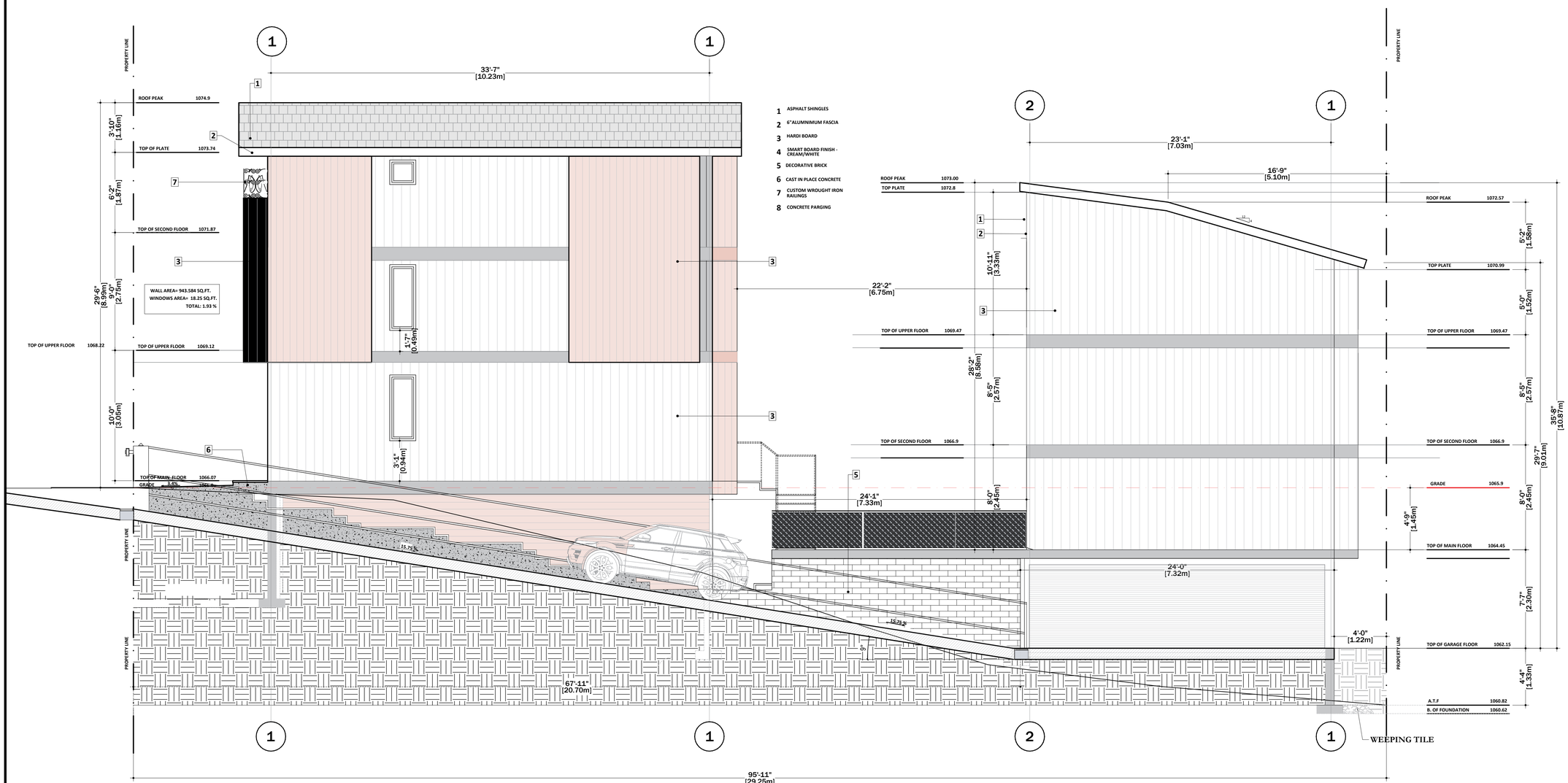
2025-07-16
ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
BUILDING ELEVATIONS

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE SCALE	SIZE 24"X36"
SHEET NO A3-4	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



01 A-3.5 **BUILDING A & B - SOUTH ELEVATION**
1/4"-1'0"

TECHNOARCH ARCHITECT INC.
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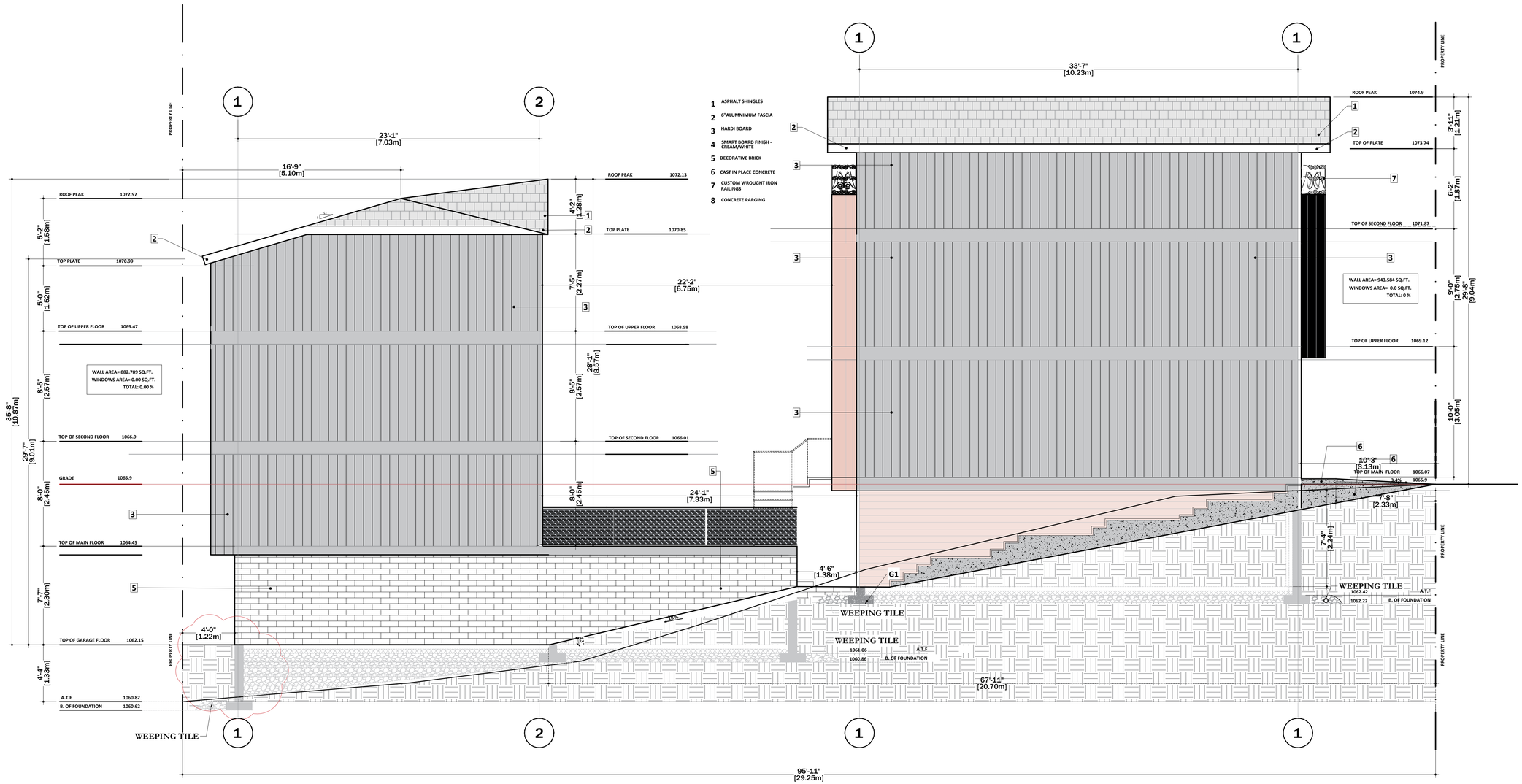
2025-07-16
ALBERTA

MEP CONSULTANT :

DRAWING TITLE :
BUILDING ELEVATIONS

DRAWN BY	B.VOKO M.VESHA
CHECKED BY	GSM
APPROVED BY	HB
SCALE 1/4"-1.0"	SIZE 24"X36"
SHEET NO A3-5	STAGE DEV. PERMIT
PHASE 00	REV R0
ISSUED DATE	2025-07-07



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2 6"ALUMINIUM FASCIA
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4 SMART BOARD FINISH - CREAM/WHITE
5 DECORATIVE BRICK
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7 CUSTOM WROUGHT IRON RAILINGS
8 CONCRETE PARGING

01 A-3.6 **BUILDING A & B - NORTH ELEVATION**
1/4"-1'0"

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MEP CONSULTANT :

DRAWING TITLE :
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CHECKED BY	GSM
APPROVED BY	HB
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PHASE 00	REV R0
ISSUED DATE	2025-06-09