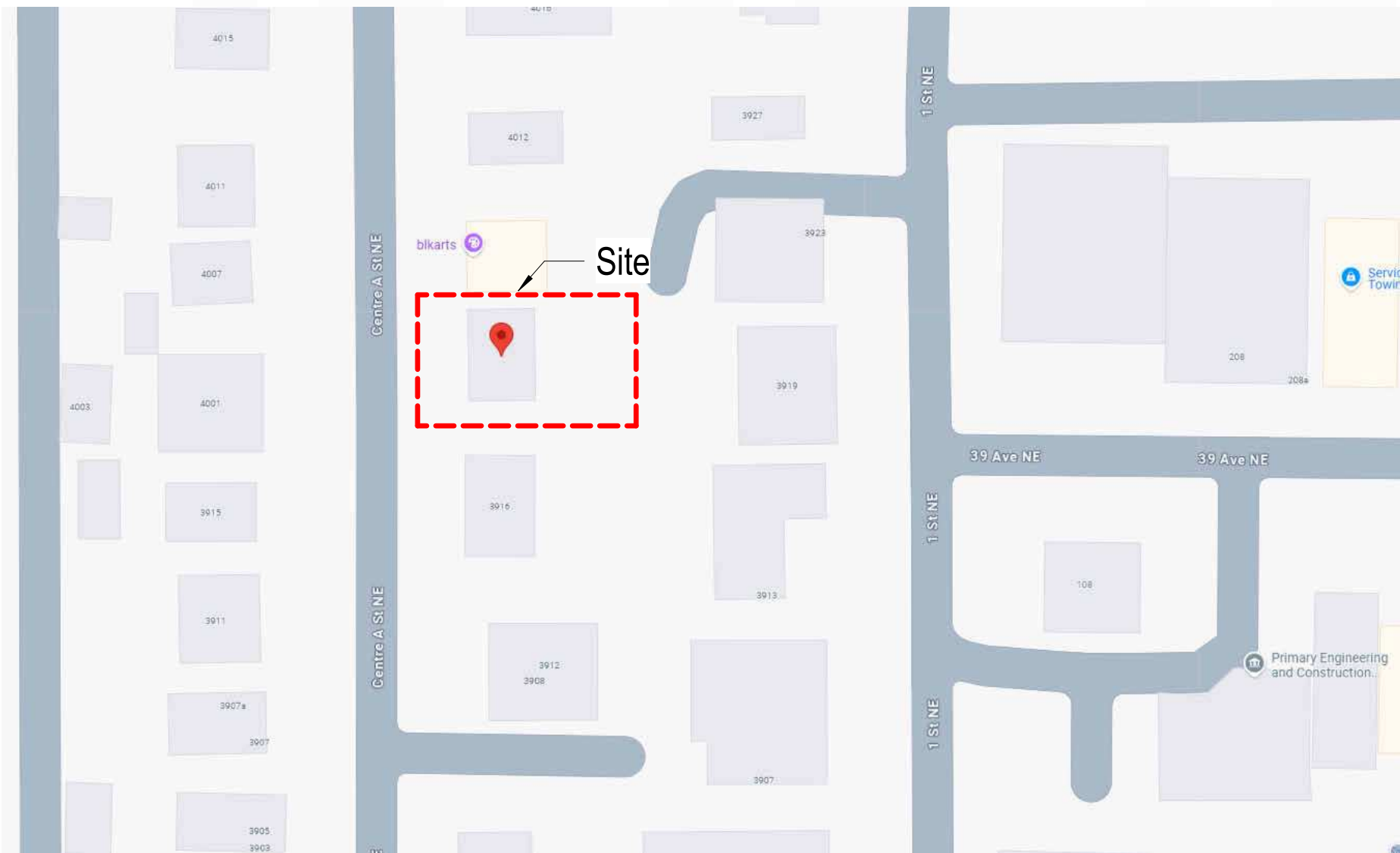


PROPOSED 8 UNITS TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :



DRAWING LIST	
Sheet Number	Sheet Name
AA000	COVER SHEET
AA001	SITE PLAN
AA002	LANDSCAPE PLAN
AA003	BUILDING A FLOOR PLAN-1
AA004	BUILDING A FLOOR PLAN-2
AA005	BUILDING C FLOOR PLAN-1
AA006	EAST & WEST ELEVATION (BUILDING A)
AA007	EAST AND WEST ELEVATION (BUILDING C)
AA008	SOUTH AND NORTH ELEVATION
AA009	SECTIONS
AA010	SURVEY RECORD

① Location Plan
1" = 80'-0"



② STREETScape_4004
1 : 200

AREA SCHEDULE

BUILDING A	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A1		
FIRST FLOOR	46.75	503.18
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	46.75	503.18
BASEMENT	45.80	493
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A2		
FIRST FLOOR	NA	NA
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	NA	NA
BASEMENT	71.85	773.34
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A3		
FIRST FLOOR	77.49	834.08
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	77.49	834.08
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A4		
FIRST FLOOR	8.28	89.16
SECOND FLOOR	64.01	688.99
THIRD FLOOR	68.24	712.99
ABOVE GROUND	138.53	1481.14
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A5		
FIRST FLOOR	9.11	98.08
SECOND FLOOR	63.98	688.63
THIRD FLOOR	63.99	688.74
ABOVE GROUND	137.07	1475.45
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A6		
FIRST FLOOR	10.36	111.48
SECOND FLOOR	61.95	668.83
THIRD FLOOR	61.90	668.32
ABOVE GROUND	134.21	1444.63
BASEMENT	NA	NA

BUILDING C	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C1		
FIRST FLOOR	57.33	617.12
SECOND FLOOR	58.57	630.46
ABOVE GROUND	115.90	1247.58
BASEMENT	55.75	600.12
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C2		
FIRST FLOOR	59.85	644.21
SECOND FLOOR	60.58	652.06
ABOVE GROUND	120.43	1296.27
BASEMENT	56.68	610.12
	Metric (sq.m)	Imperial (sq.ft)
Overall		
First Floor	269.17	2897.31
Second Floor	309.09	3326.97
Third Floor	192.13	2068.05
Above Gound	770.38	8292.33
Basement	230.08	2476.58

LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION

- M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE
- NEIGHBOURING LOTS' DESIGNATIONS: M-C1

PART 6: MULTI RESIDENTIAL DISTRICT

- DIV. 1: GENERAL RULES FOR MULTI RESIDENTIAL LAND USE DISTRICTS
- DIV. 3: MULTI-RESIDENTIAL – CONTEXTUAL LOW PROFILE (M-C1) (M-C1D#) DISTRICT

549 PROJECTIONS INTO SETBACK AREAS

- PORTIONS OF A BUILDING LOCATED ABOVE THE SURFACE OF GROUND MAY PROJECT INTO A SETBACK AREA ONLY IN ACCORDANCE WITH THE RULES CONTAINED WITHIN THIS SECTION.

551 LANDSCAPING

- MINIMUM 40% OF THE PARCEL AREA MUST BE LANDSCAPED AREA
- MAXIMUM 40% OF THE REQUIRED LANDSCAPED AREA MAY BE HARD SURFACED
- MINIMUM 30% OF THE REQUIRED LANDSCAPED AREA MUST BE COVERED BY SOFT SUFRACED

552 PLANTING (REFER TO LANDSCAPE PLAN CALCULATION)

- MINIMUM 1 TREE & 2 SHRUBS PER 45.0M² OF LANDSCAPED AREA
- MINIMUM 25% (2) OF ALL TREES MUST BE CONIFEROUS
- 50% (1) MUST BE ≥ 3.0M IN HEIGHT
- REMAINDER (1) MUST BE ≥ 2.0M IN HEIGHT
- MINIMUM 50% OF DECIDUOUS TREES (2) MUST HAVE A CALIPER ≥ 75MM
- REMAINDER (1) MUST HAVE A CALIPER OF ≥ 50MM
- SHRUBS (10) MUST BE ≥ 0.6M IN HEIGHT OR SPREAD AT TIME OF PLANTING

554 STREET-ORIENTED MULTI-RESIDENTIAL LANDSCAPING OPTION

- REQUIRED 40.0 PER CENT LANDSCAPED AREA MAY BE REDUCED FOR A STREET-ORIENTED MULTI-RESIDENTIAL BUILDING BY 2.0 SQUARE METRES FOR EVERY 1.0 METRES OF FRONTAGE ALONG THE PROPERTY LINE SHARED WITH A STREET, NOT INCLUDING MOTOR VEHICLE ACCESS DRIVEWAYS, TO A MAXIMUM OF 4.0 PER CENT OF THE AREA OF THE PARCEL.

557 OUTDOOR PRIVATE AMENITY SPACE

- MINIMUM OF 5.0M² PER UNIT (20.0M² TOTAL)
- EXCESS PRIVATE AMENITY SPACE DOES NOT COUNT TOWARD THE REQUIRED TOTAL AMENITY SPACE
- WHERE A PATIO IS LOCATED WITHIN 4.0 METRES OF A LANE OR ANOTHER PARCEL, IT MUST BE SCREENED.
- MUST BE IN THE FORM OF BALCONY, DECK OR PATIO
- NO DIMENSIONS OF LESS THAN 2.0M
- NO COMMON AMENITY SPACE IS PROVIDED

558 MOTOR VEHICLE PARKING STALLS

- 1.0 RESIDENT PARKING STALLS PER DWELLING UNIT OR LIVE-WORK UNIT
- 0.15 VISITOR PARKING STALLS PER DWELLING UNIT

565 - 571 DRIVEWAYS, GARBAGE & RECYCLING, FENCING

- DRIVEWAY MUST NOT HAVE DIRECT ACCESS TO A MAJOR STREET
- DRIVEWAY CONNECTING TO A LANE MUST BE ≥ 0.6M IN LENGTH
- GARBAGE CONTAINERS ARE TO BE STORED IN AN ENCLOSURE APPROVED BY THE DEVELOPMENT AUTHORITY.
- GARBAGE CONTAINER ENCLOSURES MUST NOT BE LOCATED BETWEEN THE BUILDING AND A PUBLIC STREET OR SETBACK AREA UNLESS- THE WALL OF THE ENCLOSURE IS CONSTRUCTED OF MAINTENANCE FREE MATERIALS.
- RECYCLING FACILITIES MUST BE PROVIDED
- COLLECTION LOCATION, STYLE, AND PICKUP SERVICE DETERMINED AT THE DISCRETION OF THE BUILDING OWNER OR MANAGER.
- FENCES TO BE ≤ 1.2M IN HEIGHT BEYOND THE FOREMOST PORTION OF ALL BUILDINGS
- FENCES TO BE ≤ 2.0M IN HEIGHT ELSEWHERE
- GATEWAYS TO BE ≤ 2.5M IN HEIGHT OR LENGTH

DIV. 3: M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE

576 PURPOSE

- IS INTENDED TO APPLY TO THE DEVELOPED AREA;
- HAS MULTI-RESIDENTIAL DEVELOPMENT THAT WILL TYPICALLY HAVE HIGHER NUMBERS OF DWELLING UNITS AND TRAFFIC GENERATION THAN LOW DENSITY RESIDENTIAL DWELLINGS AND M-CG DISTRICT;
- PROVIDES FOR MULTI-RESIDENTIAL DEVELOPMENT IN A VARIETY OF FORMS;
- HAS MULTI-RESIDENTIAL DEVELOPMENT OF LOW HEIGHT AND MEDIUM DENSITY;
- ALLOWS FOR VARIED BUILDING HEIGHT AND FRONT SETBACK AREAS IN A MANNER THAT REFLECTS THE IMMEDIATE CONTEXT;
- IS INTENDED TO BE IN CLOSE PROXIMITY OR ADJACENT TO LOW DENSITY RESIDENTIAL DEVELOPMENT;
- PROVIDES SPACE FOR SOCIAL INTERACTION; AND
- PROVIDES LANDSCAPING TO COMPLEMENT THE DESIGN OF THE DEVELOPMENT AND TO HELP SCREEN AND BUFFER ELEMENTS OF THE DEVELOPMENT THAT MAY HAVE IMPACTS ON RESIDENTS OR NEARBY PARCELS.

579 RULES

- IN ADDITION TO THE RULES IN THIS DISTRICT, ALL USES IN THIS DISTRICT MUST COMPLY WITH:
- THE GENERAL RULES FOR MULTI-RESIDENTIAL LAND USE DISTRICTS REFERENCE IN PART 6, DIVISION 1;
- THE RULES GOVERNING ALL DISTRICTS REFERENCED IN PART 3;
- THE APPLICABLE USES AND USE RULES REFERENCED IN PART 4.

580 DENSITY

- THE MAXIMUM DENSITY FOR PARCELS DESIGNATED M-C1 DISTRICT IS 148 UNITS PER HECTARE

592 SETBACKS

- FRONT SETBACK IS THE CONTEXTUAL MULTI-RESIDENTIAL BUILDING SETBACK, OR 3.0M
- REAR SETBACK IS 1.2M FROM THE LANE
- SIDE SETBACKS ARE 1.2M EACH

594 BUILDING HEIGHT AND CROSS SECTION

- MAXIMUM BUILDING HEIGHT IS 14.0M
- THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 12.0 METRES ABOVE AVERAGE GRADE MUST NOT BE GREATER THAN 40.0 PER CENT OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING BETWEEN AVERAGE GRADE AND 10.0 METRES.

THIS PLAN IS PROTECTED UNDER COPYRIGHT LAW, AND REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS IS STRICTLY PROHIBITED. CALGREEN LIVING PERMITS THE PURCHASER OF THESE PLANS THE RIGHT TO CONSTRUCT ONLY ONE STRUCTURE AND THESE PLANS CANNOT BE RESOLD.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING.

PERMIT NUMBERS:

Date 5	5	HPCA COMMENT	
2025-12	1	DR1	

DATE	No	REVISION	BY
------	----	----------	----

SEALS

SCALE	AS NOTED	FILE	T2512
DATE	2026-10-08 11:35:09 AM		
DRAWN	AC	CHECKED	NH

CLIENT

--

PROJECT
8 Units Townhouse

4004 Centre A Street NE

DRAWING
COVER SHEET

DWG No

AA000

Calgreen Living
Design & Build Consulting
Tel: 587-578-1425

PROJECT INFORMATION
DP2025-04756 2026-10-08
THESE DRAWINGS REFER TO THE
Municipal Address
4004 Centre A Street NW

PROJECT INFORMATION

DB No.	Date Received
2025-04756	2026-10-08

Municipal Address
4004 Centre A Street NW

THESE DRAWINGS REFER TO THE
OVER DEVELOPMENT PERMIT NO.

Land use Designation:
M-C1 Multi-Residential - Contextual Low Profile

SITE COVERAGE CALCULATION

BYLAW REQUIREMENT:

SITE AREA: 649.69 SQ.M

PERMITTED COVERAGE: 60% = 389.81 SQ.M

PROPOSED:

BUILDING A1 & GARAGE: 228.56 SQ.M (2460.19 SQ.FT)
BUILDING A2: 116.34 SQ.M (1252.30 SQ.FT)
TOTAL COVERAGE: 344.90 SQ.M
PERCENTAGE COVERAGE: 53.09%

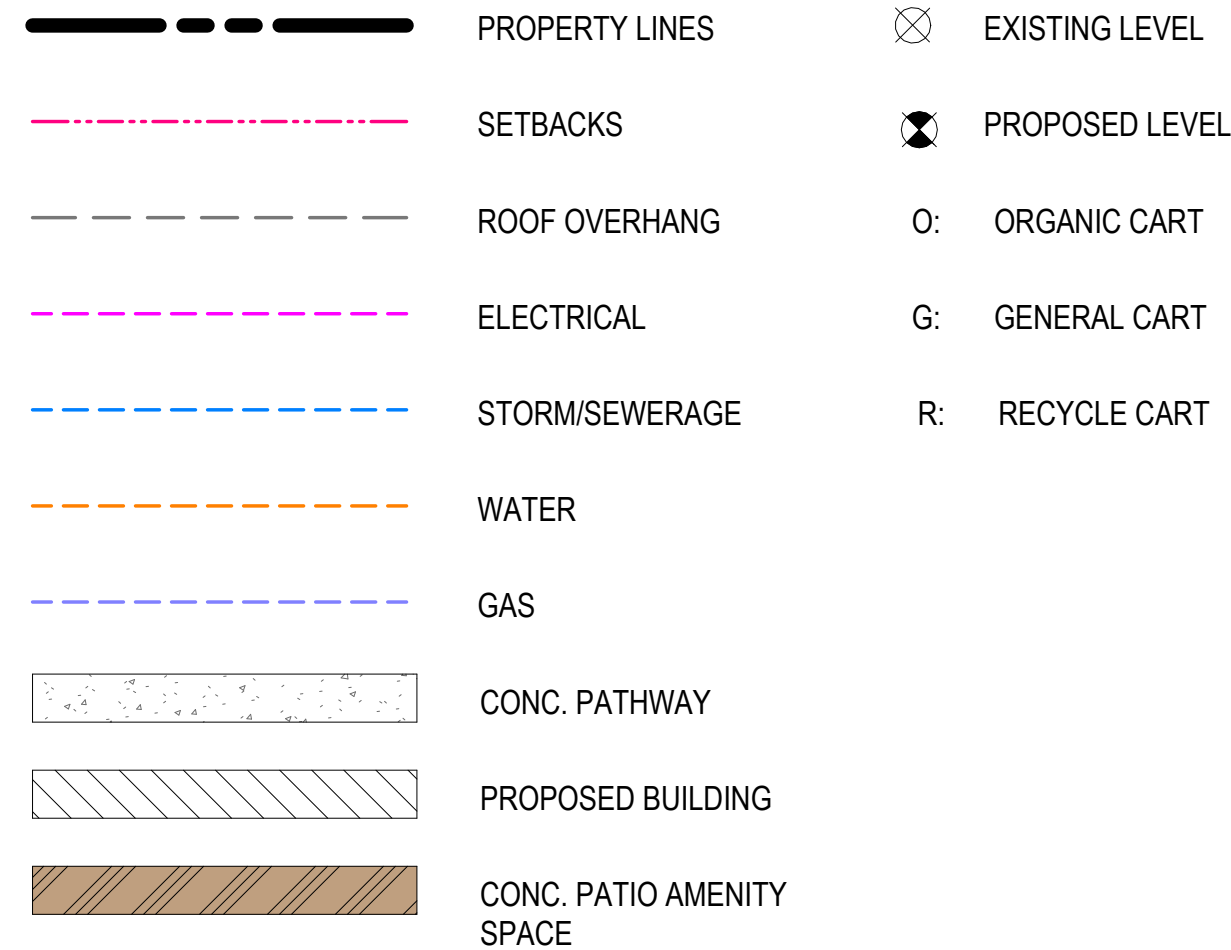
GARBAGE & RECYCLING FACILITIES CALCULATION:

NUMBER OF WASTE PRODUCE = $8 \text{ UNITS} \times 0.23 \text{ M}^3 = 1.84 \text{ M}^3$
 NUMBER OF BIN REQUIRED = $4.2/0.184 = 8 \text{ BINS}$
 (WEEKLY COLLECTION)

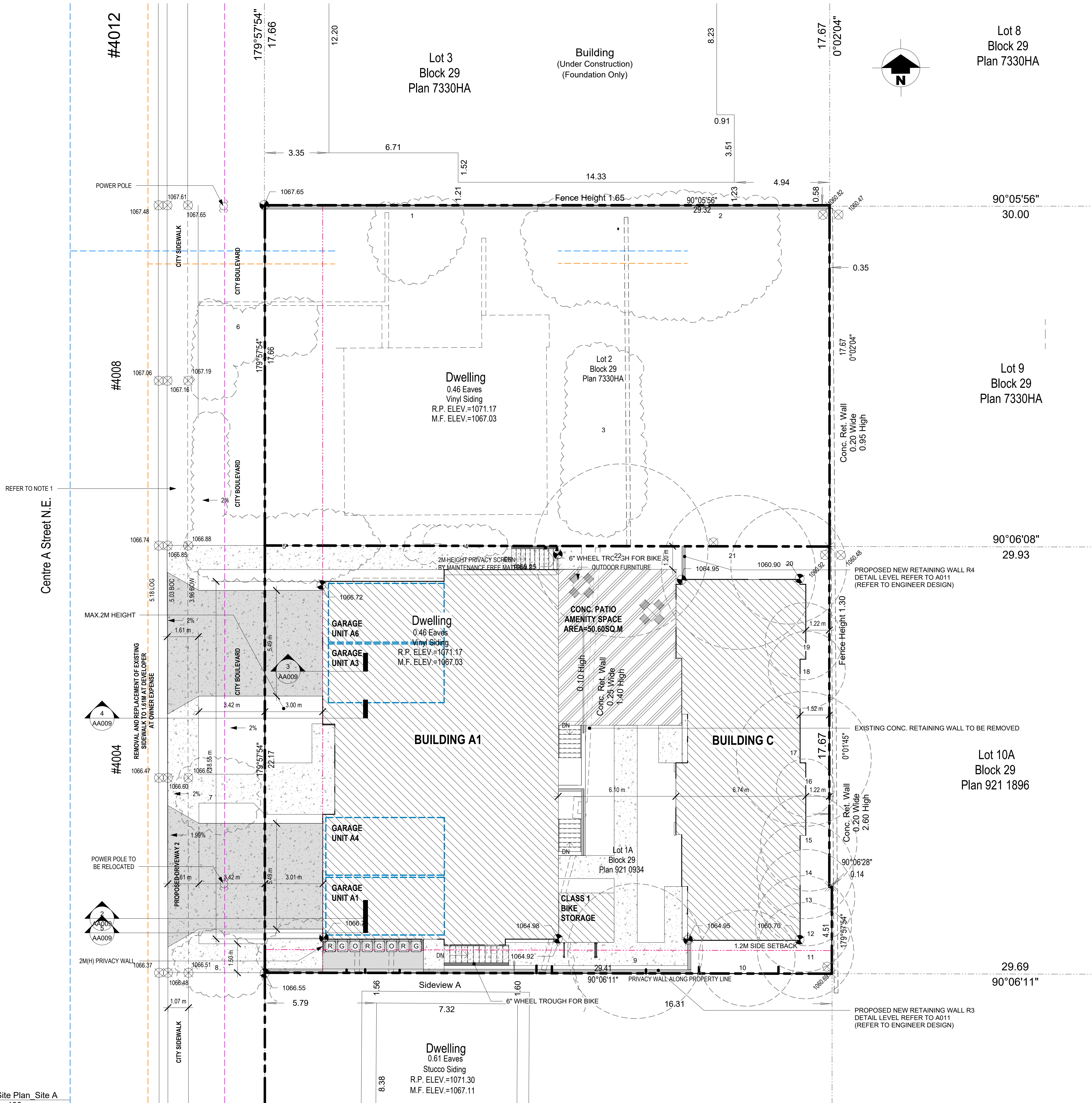
NOTES

1. EXISTING, UNUSED DRIVEWAY/SIDEWALK CROSSINGS [AND CRUB CUTS] ALONG CENTRA A STREET NE TO BE CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER. A NEW 1.5M (1.61M ACTUAL WIDTH) MONOLITHIC SIDEWALK TO BE CONSTRUCTED ALONG CENTRE A STREET NE.

SITE LEGEND



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



THIS PLAN IS PROTECTED UNDER
COPYRIGHT LAW, AND REPRODUCTION
OF THE ILLUSTRATIONS OR WORKING
DRAWINGS IS STRICTLY PROHIBITED.
CALGREEN LIVING, PERMITS THE
PURCHASER OF THESE PLANS THE
RIGHT TO CONSTRUCT ONLY ONE
STRUCTURE AND THESE PLANS **CANNOT**
BE RESOLD.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING.

PERMIT NUMBERS:

Date 4	4	4008 DR2	
2025-12	1	DR1	
DATE	No.	REVISION	BY

SEALS

SCALE AS NOTED	FILE T2512
DATE 2026-10-08 11:35:12 AM	
DRAWN HN	CHECKED AC

CLIENT
--

PROJECT

8 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No
SITE PLAN	

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

LANDSCAPE COVERAGE CALCULATION

AMENDED DRAWINGS

TOTAL SITE AREA Received
0P2025-04756 2026-10-08
THESE DRAWINGS ARE REFERRED TO THE
ABOVE LISTED DEVELOPMENT PERMIT NO.
FACILITIES: 33.35 SQ.M (354.59 SQ.FT)
CLASS 1 BIKE STORAGE 73.48 SQ.M (793.13 SQ.FT)
DRIVEWAY: 32.92 SQ.M (354.33 SQ.FT)

649.69 SQ.M

344.90 SQ.M

DEVELOPMENT
PERMIT
DECISION

REQUIRED LANDSCAPE AREA(40%): 259.88 SQ.M
554 REDUCTION (MAX 4%): 249.48 SQ.M
REQUIRED SOFT LANDSCAPE AREA: 74.84 SQ.M
PROPOSED LANDSCAPE AREA: 262.72 SQ.M

TOTAL HARD LANDSCAPE AREA = 148.78 SQ.M
CONCRETE (NOT INCL. DRIVEWAY): = 75.30 SQ.M
COMMON AMENITY SPACE = 53.72 SQ.M
EXTERNAL STAIR = 19.06 SQ.M

TOTAL SOFT LANDSCAPE AREA = 113.94 SQ.M
MULCH: = 46.37 SQ.M
SOD: = 67.57 SQ.M

PLANTING REQUIREMENT
6 TREES + 12 SHRUBS

TREE SCHEDULE

PROPOSED TREE

TREE NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	QTY
TA	CONIFEROUS TREE (BLUE SPRUCE)	--	3.00	3.50	2
TB1	DECIDUOUS TREE (SWEDISH ASPEN)	50MM	0.75	2.00/ 3.00	2
TB2	DECIDUOUS TREE (SWEDISH ASPEN)	75MM	0.75	3.00	2
S1	SHRUB (SHRUBBY CINQUEFOIL)	--	0.61	0.61	8
S2	SHRUB (NEST SPRUCE)	--	0.61	0.61	8

REMOVED

Tree NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION
T7	BRUSH	--	--	2.00	IN CITY PROPERTY
T8	BRUSH	--	--	2.00	IN CITY PROPERTY
T9	CONIFEROUS TREE	0.40	7.00	15.00	IN PROPERTY
T10	CONIFEROUS TREE	0.20	5.00	8.00	IN PROPERTY
T11	CONIFEROUS TREE	0.20	5.00	12.00	IN PROPERTY
T12	CONIFEROUS TREE	0.25	5.00	13.00	IN PROPERTY
T13	CONIFEROUS TREE	0.25	5.00	8.00	IN PROPERTY
T14	CONIFEROUS TREE	0.25	5.00	14.00	IN PROPERTY
T15	CONIFEROUS TREE	0.25	5.00	14.00	IN PROPERTY
T16	CONIFEROUS TREE	0.15	3.00	6.00	IN PROPERTY
T17	CONIFEROUS TREE	0.35	7.00	13.00	IN PROPERTY
T18	CONIFEROUS TREE	0.20	4.00	10.00	IN PROPERTY
T19	CONIFEROUS TREE	0.20	4.00	10.00	IN PROPERTY
T20	CONIFEROUS TREE	0.20	6.00	11.00	IN PROPERTY
T21	CONIFEROUS TREE	0.45	8.00	16.00	IN PROPERTY
T22	CONIFEROUS TREE	0.40	9.00	10.00	IN PROPERTY

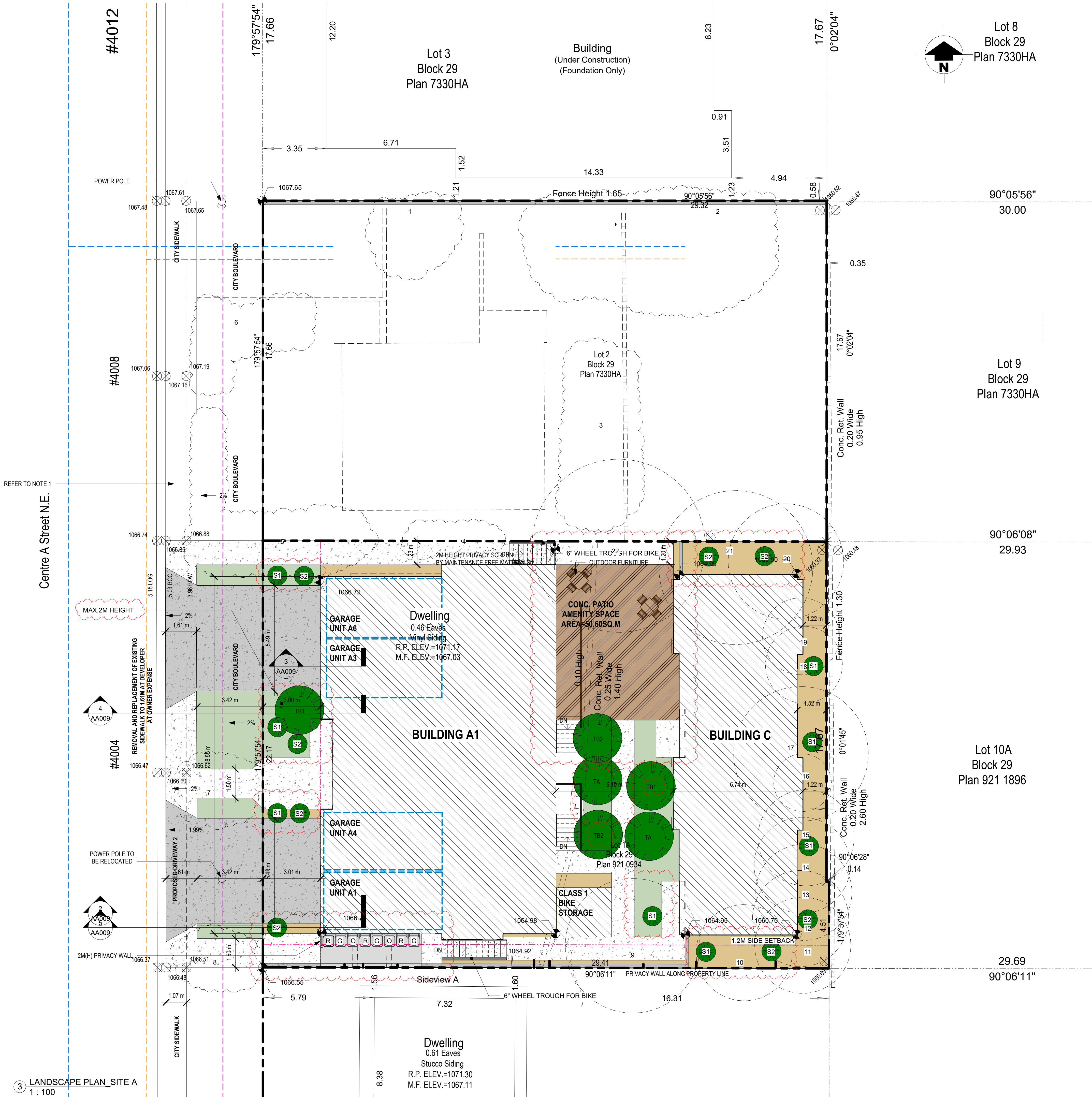
LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIALS AND EXECUTION OF LANDSCAPE WORK SHALL CONFORM TO THE CITY BYLAW 1P2007 SECTION 556.
2. ALL MATERIALS AND EXECUTION OF LANDSCAPE WORKS SHALL CONFIRM TO THE CLS/BCN TA LANDSCAPE STANDARD.
3. ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUD IRRIGATION SYSTEM.
4. MINIMUM TOPSOIL DEPTH OF 600MM FOR ALL TREE AND SHRUB BEDS, AND 300MM FOR ALL SODDED AREAS.

LANDSCAPE LEGEND

	PROPERTY LINES
	SETBACKS
	ROOF OVERHANG
	PROPOSED CONC. PATHWAY
	PROPOSED BUILDING
	PROPOSED SOD
	PROPOSED MULCH
	PROPOSED PERMEABLE PAVER
	PROPOSED NEW DEVELOPMENT UNDER SEPARATED PERMIT SUBMISSION

3 LANDSCAPE PLAN SITE A
1 : 100



Lot 8
Block 29
Plan 7330HA

Lot 9
Block 29
Plan 7330HA

Lot 10A
Block 29
Plan 921 1896

THIS PLAN IS PROTECTED UNDER
COPYRIGHT LAW AND REPRODUCTION
OF THE ILLUSTRATIONS OR WORKING
DRAWINGS IS STRICTLY PROHIBITED.
CALGREEN LIVING PERMITS THE
PURCHASER OF THESE PLANS THE
RIGHT TO CONSTRUCT ONLY **ONE**
STRUCTURE AND THESE PLANS **CANNOT**
BE RESOLD.

CONTRACTORS SHALL VERIFY AND
BE RESPONSIBLE FOR ALL
DIMENSIONS ON THE JOB AND THIS
OFFICE SHALL BE INFORMED OF ANY
DISCREPANCIES AND VARIATIONS
SHOWN ON DRAWING.

PERMIT NUMBERS:

Date 5	5	HPCA COMMET	
2025-12	1	DR1	
DATE	No	REVISION	BY

SEALS

SCALE	AS NOTED	FILE	T2512
DATE	2026-10-08 11:35:14 AM		
DRAWN	HN	CHECKED	AC

CLIENT

PROJECT

8 Units Townhouse

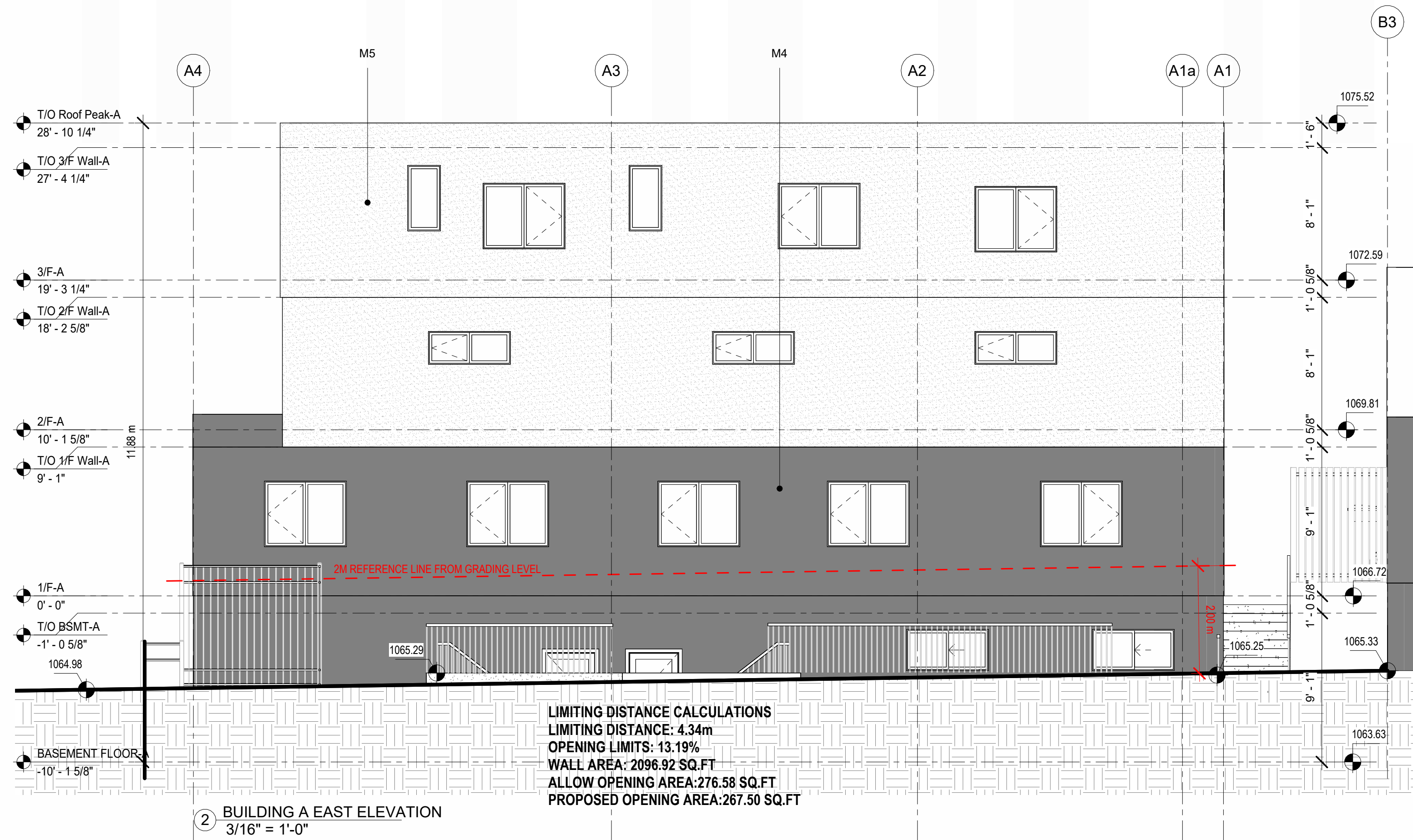
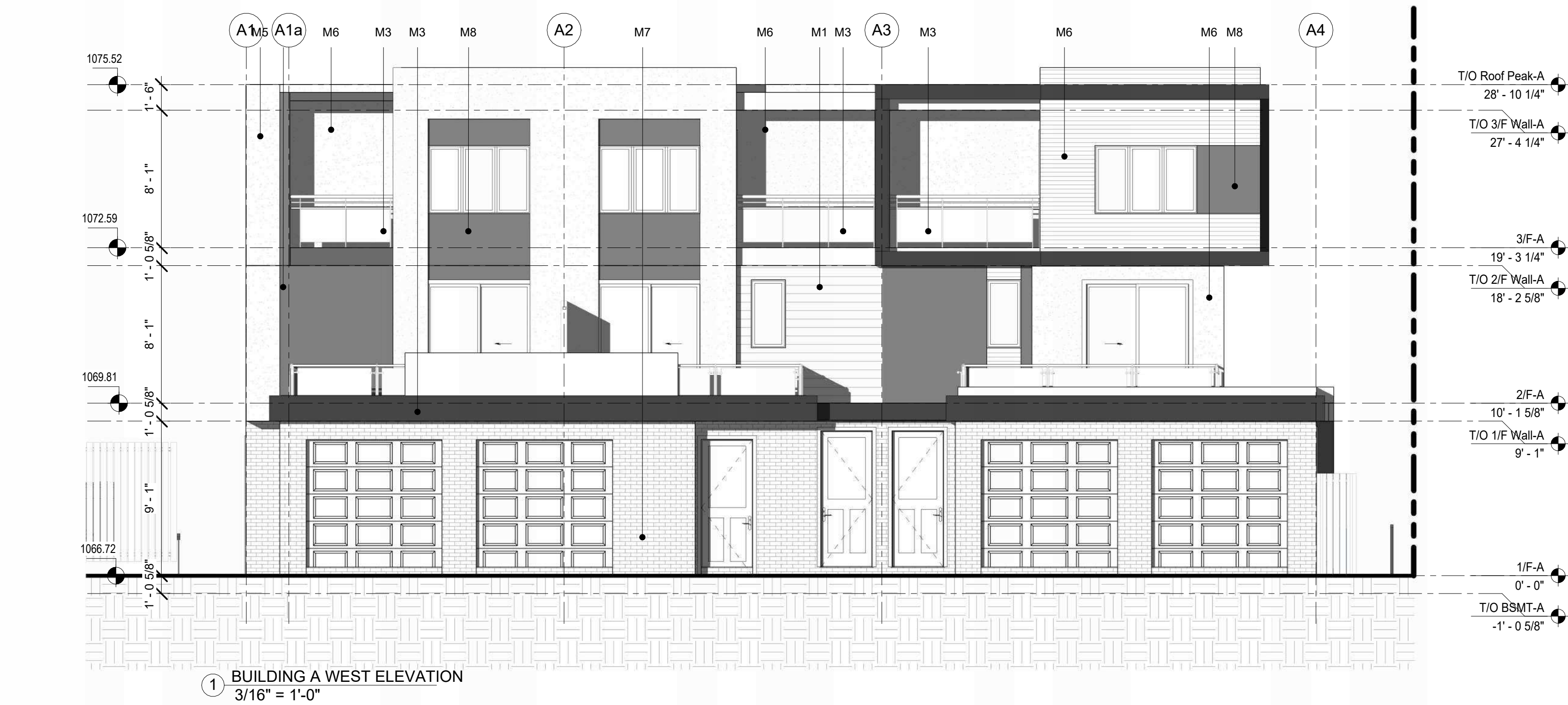
4004 Centre A Street NE

DRAWING LANDSCAPE PLAN DWG No
AA002

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

DP No	Date Received
DP2025-04756	2026-10-08
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.	

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY SIDING
M5	WHITE HARDIE SIDING
M6	WOOD TEXTURE METAL SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE

THIS PLAN IS PROTECTED UNDER
COPYRIGHT LAW, AND REPRODUCTION
OF THE ILLUSTRATIONS OR WORKING
DRAWINGS IS STRICTLY PROHIBITED.
CALGREEN LIVING, PERMITS THE
PURCHASER OF THESE PLANS THE
RIGHT TO CONSTRUCT ONLY **ONE**
STRUCTURE AND THESE PLANS **CANNOT**
BE RESOLD.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING.

PERMIT NUMBERS:

Date 4	4	4008 DR2	
DATE	No.	REVISION	BY

SEALS

SCALE AS NOTED	FILE T2512
DATE 2026-10-08 11:35:22 AM	
DRAWN HN	CHECKED AC

CLIENT
--

PROJECT

8 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No
EAST & WEST ELEVATION (BUILDING A)	AA00

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

AMENDED DRAWINGS
DP No 0P2025-04756 Date Received 2026-10-08
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY SIDING
M5	WHITE HARDIE SIDING
M6	WOOD TEXTURE METAL SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE

THIS PLAN IS PROTECTED UNDER COPYRIGHT LAW, AND REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS IS STRICTLY PROHIBITED. CALGREEN LIVING PERMITS THE PURCHASER OF THESE PLANS THE RIGHT TO CONSTRUCT ONLY **ONE** STRUCTURE AND THESE PLANS **CANNOT** BE RESOLD.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING.

PERMIT NUMBERS:

DATE	No	REVISION	BY
------	----	----------	----

SEALS

SCALE	AS NOTED	FILE	T2512
DATE	2026-10-08 11:35:28 AM		
DRAWN	AC	CHECKED	NH

CLIENT

PROJECT

8 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No
EAST AND WEST ELEVATION (BUILDING C)	AA007

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

AMENDED DRAWINGS
DP No 0P2025-04756 Date Received 2026-10-08
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

PROPOSED RETAINING WALL R1 PROFILE

1 SOUTH ELEVATION
3/16" = 1'-0"

2 BUILDING A&C NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY SIDING
M5	WHITE HARDIE SIDING
M6	WOOD TEXTURE METAL SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PAVING
M10	ASPHALT SHINGLE

THIS PLAN IS PROTECTED UNDER COPYRIGHT LAW, AND REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS IS STRICTLY PROHIBITED. CALGREEN LIVING PERMITS THE PURCHASER OF THESE PLANS THE RIGHT TO CONSTRUCT ONLY **ONE** STRUCTURE AND THESE PLANS **CANNOT** BE RESOLD.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING.

PERMIT NUMBERS:

Date 5	5	HPCA COMMET	
Date 4	4	4008 DR2	
2026-05	2	Retaining Wall	
2025-12	1	DR1	
DATE	No	REVISION	BY

SEALS

SCALE	AS NOTED	FILE	T2512
DATE	2026-10-08 11:35:34 AM		
DRAWN	HN	CHECKED	AC

CLIENT

PROJECT

8 Units Townhouse

4004 Centre A Street NE

DRAWING SOUTH AND NORTH ELEVATION
DWG No AA008

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

LEGAL DESCRIPTION:	Lot 2, Block 29, Plan 7330HA & Lot 1A, Block 29, Plan 921 0934
MUNICIPAL ADDRESS:	4004 & 4008 Centre A Street N.E. Calgary, Alberta
DATE OF SURVEY:	March 18th, 2025.

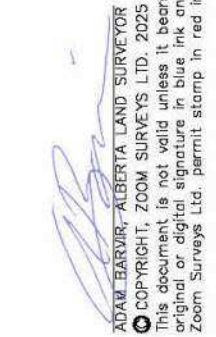
NOTES: 8

NOTES:
Elevations are shown thus: **6** = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from **ASCD: 20018 ELEV: 1071.671**
All dimensions are ground in metres and decimals thereof unless otherwise stated.
All distances on curves are arc distances.
Bearings are grid (3M, CM114°) and derived from QNS5 Observations.
All fences are within 0.2 metres of the property lines unless otherwise stated.
All areas are measured to facade unless otherwise shown.
Lines noted otherwise, lines outside of property are not to scale.

[illegible]

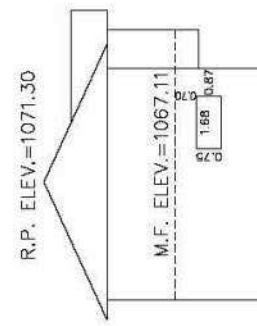
W.W. — WINDOW WELL

This plan represents the best information at the time of survey.
ZOOM SURVEYS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.
If any underground installations should be located by the respective authorities prior to construction.

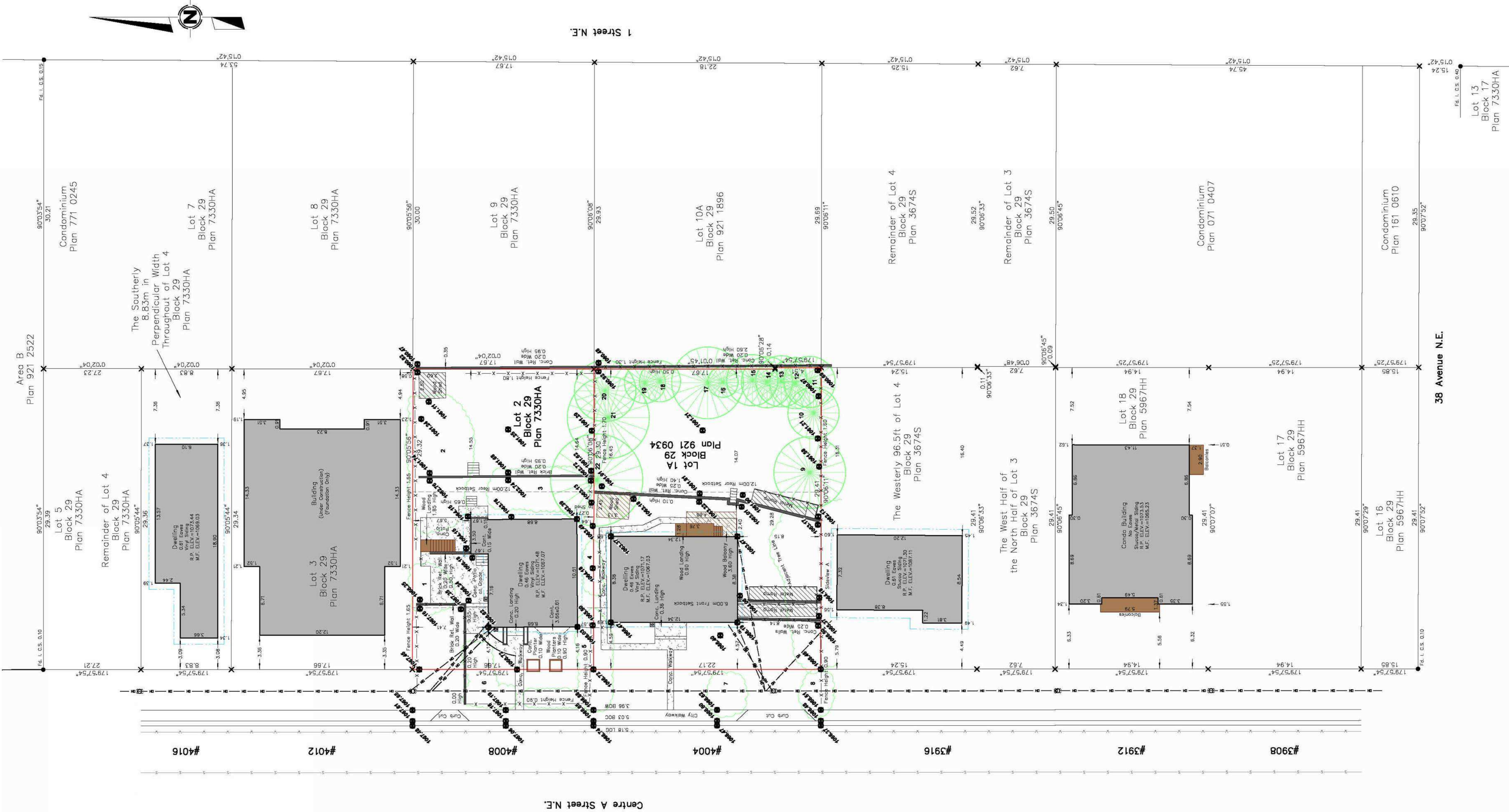


Tree Schedule				
Tree	Type	ϕ	Spread	Height
1	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	3.00
2	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	3.00
3	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	2.50
4	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	2.00
5	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	2.00
6	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	2.00
7	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	2.00
8	Bush	$\frac{1}{2}$	$\frac{1}{2}$ m	2.00
9	Coniferous	0.40	7.00	15.00
10	Coniferous	0.20	5.00	8.00
11	Coniferous	0.20	5.00	12.00
12	Coniferous	0.25	5.00	13.00
13	Coniferous	0.25	5.00	8.00
14	Coniferous	0.25	5.00	14.00
15	Coniferous	0.25	5.00	14.00
16	Coniferous	0.15	3.00	6.00
17	Coniferous	0.35	7.00	13.00
18	Coniferous	0.20	4.00	10.00
19	Coniferous	0.20	4.00	10.00
20	Coniferous	0.20	6.00	11.00
21	Coniferous	0.45	8.00	18.00
22	Coniferous	0.40	9.00	10.00

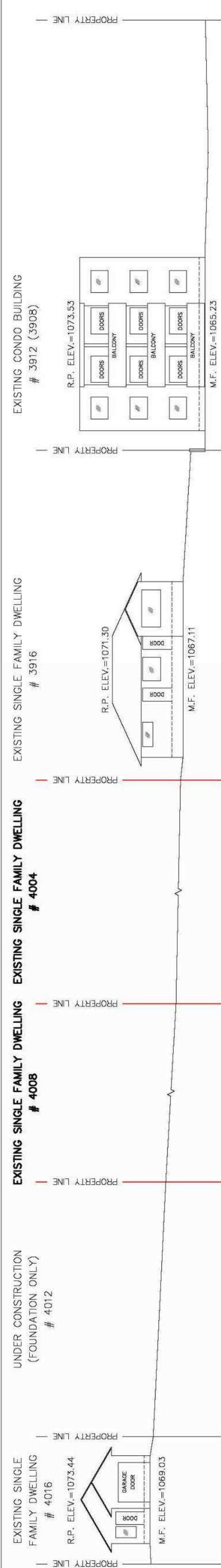
EXISTING SINGLE FAMILY DWELLING
3916



SIDEVIEW A NORTH ELEVATION
SCALE 1:200



STREETSCAPE
Scale 1:200



ZOOM
Suite 240, 2835-37 Avenue N.E.
Calgary, Alberta T1Y 5Z8
E-mail: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
SURVEYS LTD.
COPYRIGHT, ZOOM SURVEYS LTD. 2025

2025-12	1	DR1	
DATE	No.	REVISION	BY

SEALS

SCALE AS NOTED	FILE T2512
DATE 2026-10-08 11:35:36 AM	
DRAWN AC	CHECKED NH

CLIENT

PROJECT

8 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No.
SURVEY RECORD	AA01

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425