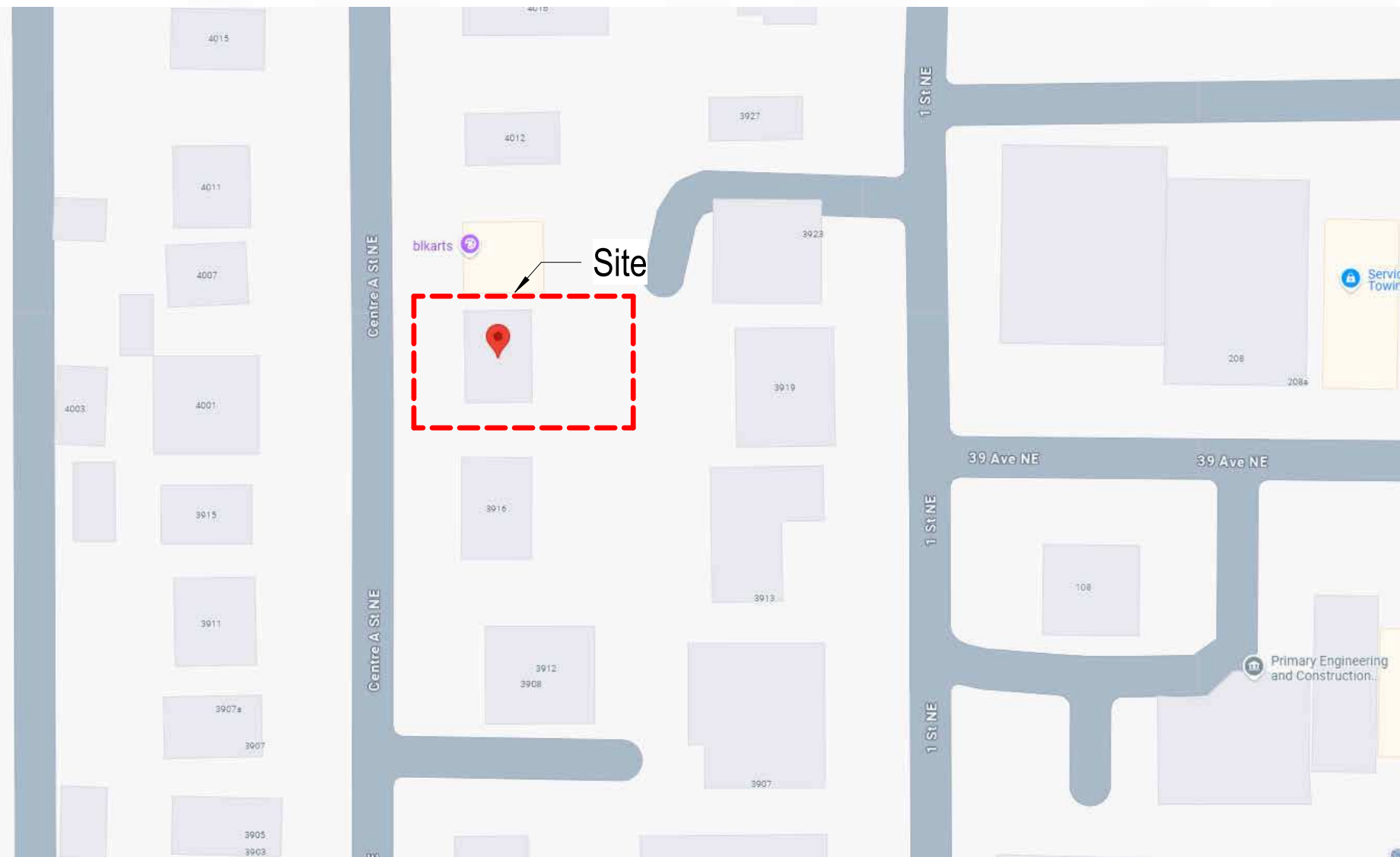


PROPOSED 6 + 2 UNITS TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :



① Location Plan
1" = 80'-0"

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



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.

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PROJECT

8+2 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No
COVER SHEET	AA000

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

Municipal Address:
4004 Centre A Street NW

Legal Address:
Lot 1A, Block 29, Plan 921 0934

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

BYLAW REQUIREMENT:

PERMITTED COVERAGE: 60% = 389.81 SQ.M

PROPOSED:

GARBAGE & RECYCLING FACILITIES CALCULATION:

Centre A Street N.E.

	PROPERTY LINES		EXISTING LEVEL
	SETBACKS		PROPOSED LEVEL
	ROOF OVERHANG	O:	ORGANIC CART
	ELECTRICAL	G:	GENERAL CART
	STORM/SEWERAGE	R:	RECYCLE CART
	WATER		
	GAS		
	CONC. PATHWAY		
	PROPOSED BUILDING		
	CONC. PATIO AMENITY SPACE		

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PERMIT NUMBERS:

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PROJECT

8+2 Units Townhouse

4004 Centre A Street NE

AA001

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

LANDSCAPE COVERAGE CALCULATION

TOTAL SITE AREA:	649.69 SQ.M
BUILDING FOOTPRINT:	344.90 SQ.M
GARBAGE & RECYCLEING FACILITIES:	23.35 SQ.M (251.30 SQ.FT)
CLASS 1 BIKE STORAGE	7.34 SQ.M (79.01 SQ.FT)
DRIVEWAY:	32.92 SQ.M (354.33 SQ.FT)

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

TREE NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	QTY
TA	CONIFEROUS TREE (BLUE SPRUCE)	0.85	3.00	3.50	2
TB	DECIDUOUS TREE (SWEDISH ASPEN)	0.06	0.75	3.00	4
S	SHRUB (LILAC)	--	0.61	0.61	12

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

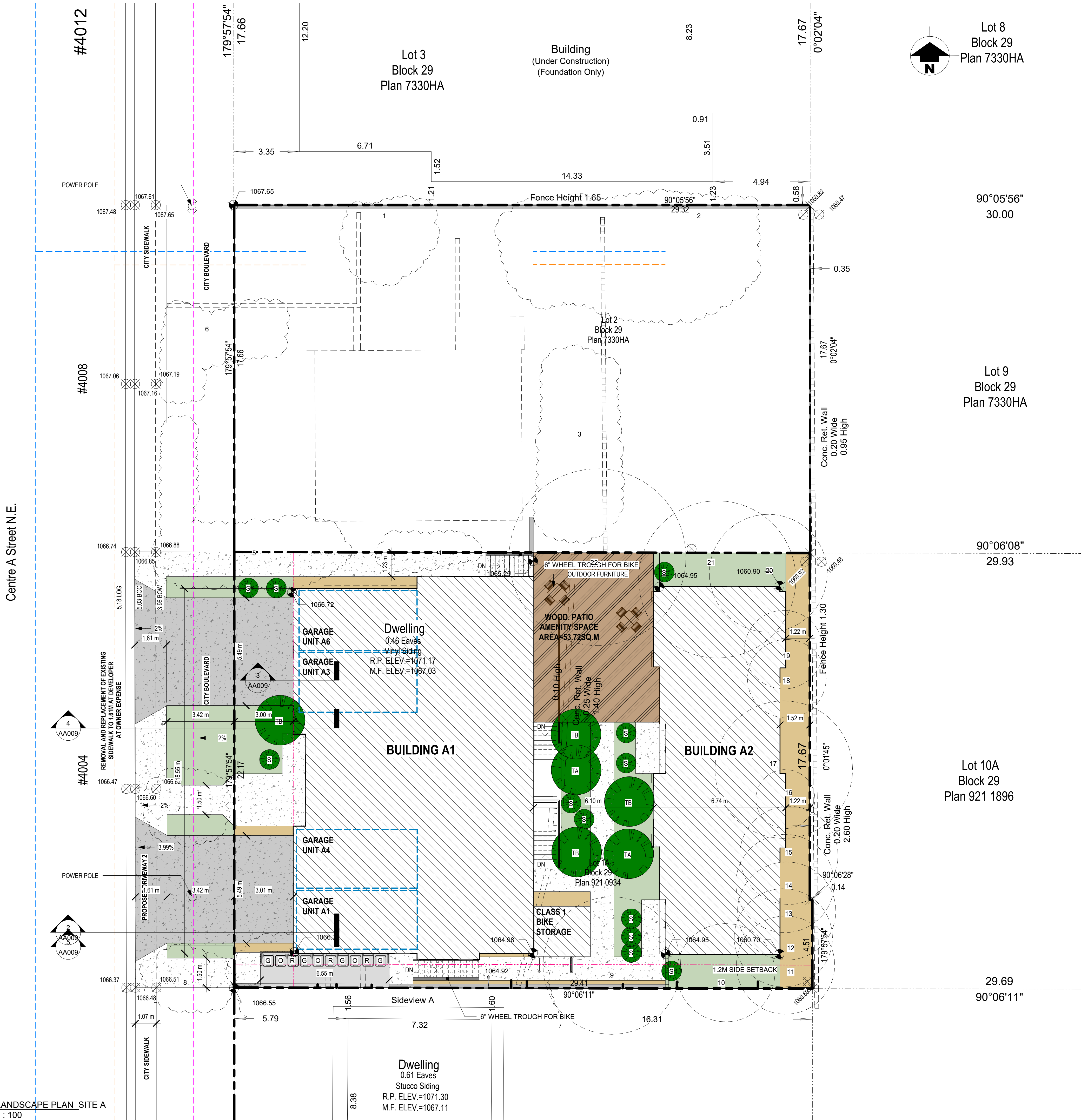
LANDSCAPE NOTES:

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/BCNTA 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 NEW DEVELOPMENT UNDER SEPARATED PERMIT SUBMISSION

3 LANDSCAPE PLAN SITE A
1 : 100



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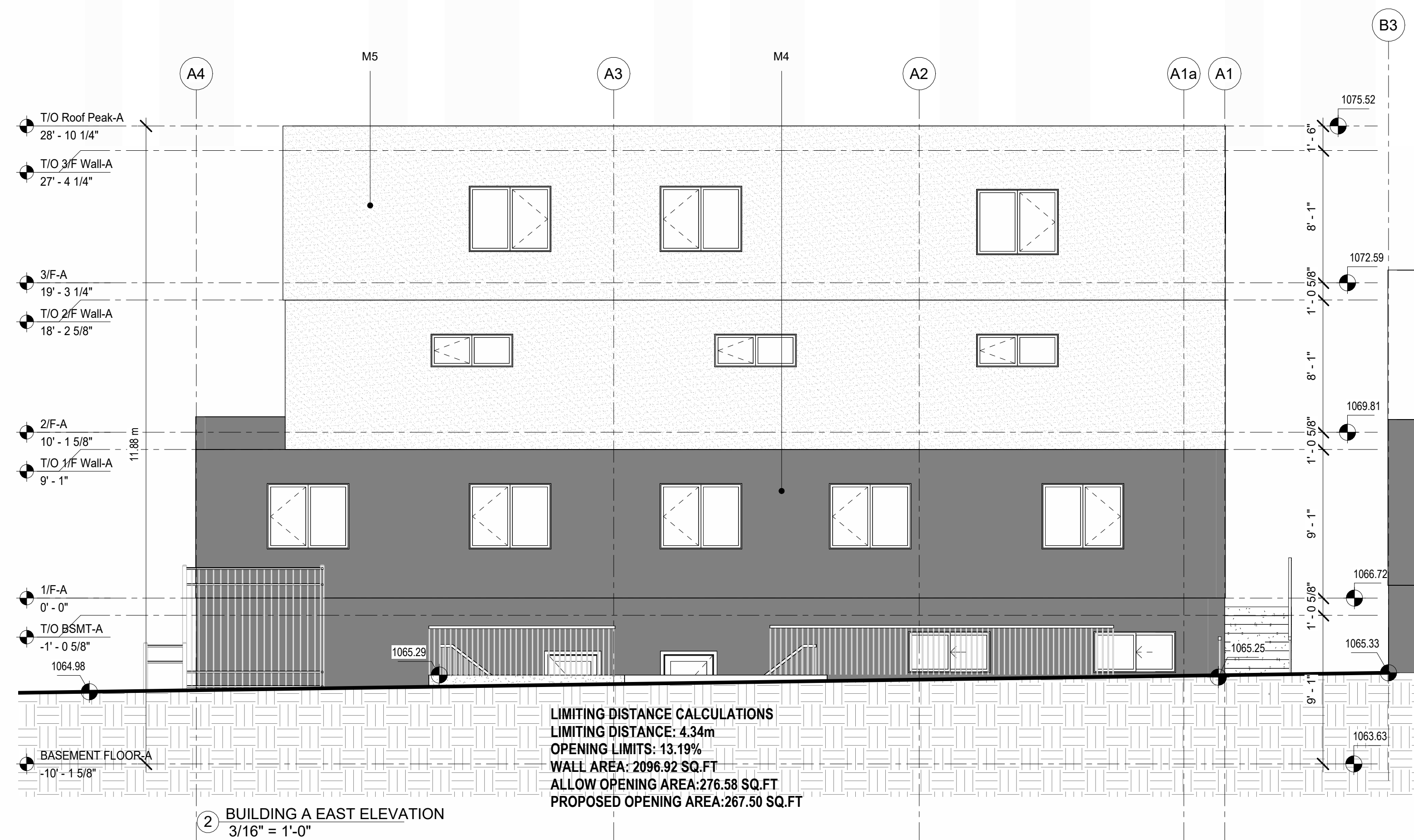
PROJECT

8+2 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No
LANDSCAPE PLAN	AA002

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



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

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PROJECT

8+2 Units Townhouse

4004 Centre A Street NE

DRAWING	DWG No
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EAST & WEST
ELEVATION
(BUILDING A)

AA006

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

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



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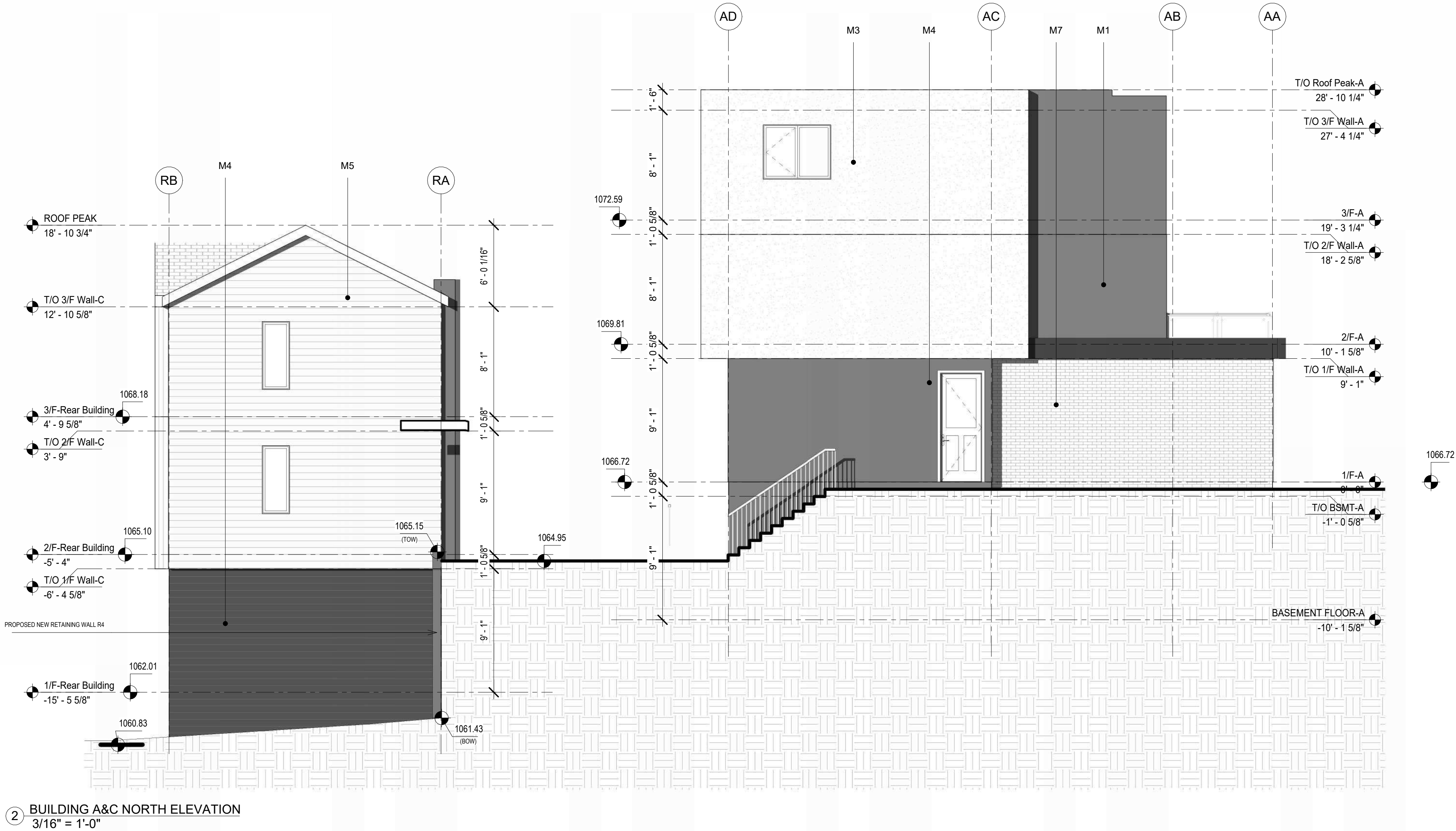
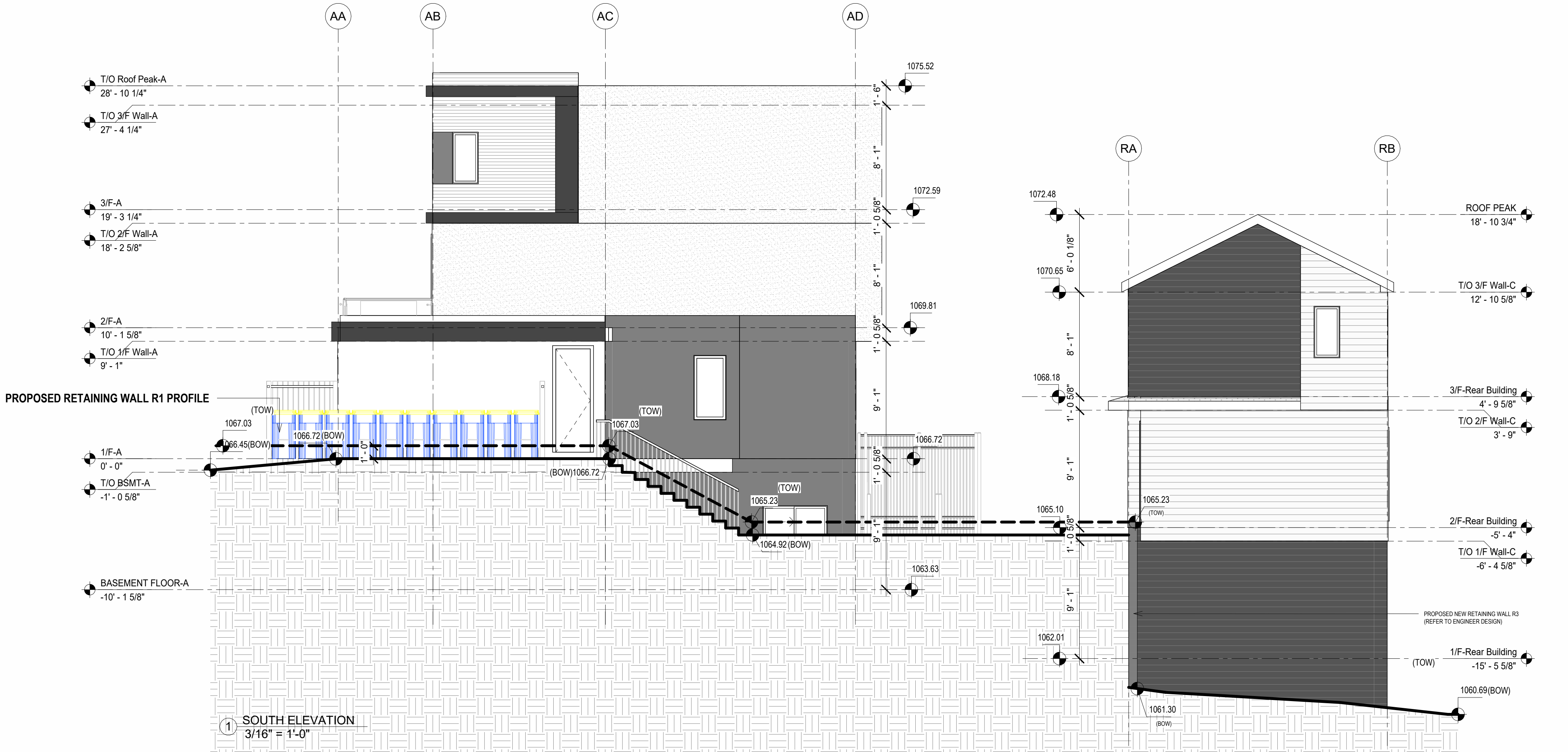
PROJECT
8+2 Units Townhouse

4004 Centre A Street NE

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

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

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



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PROJECT

8+2 Units Townhouse

4004 Centre A Street NE

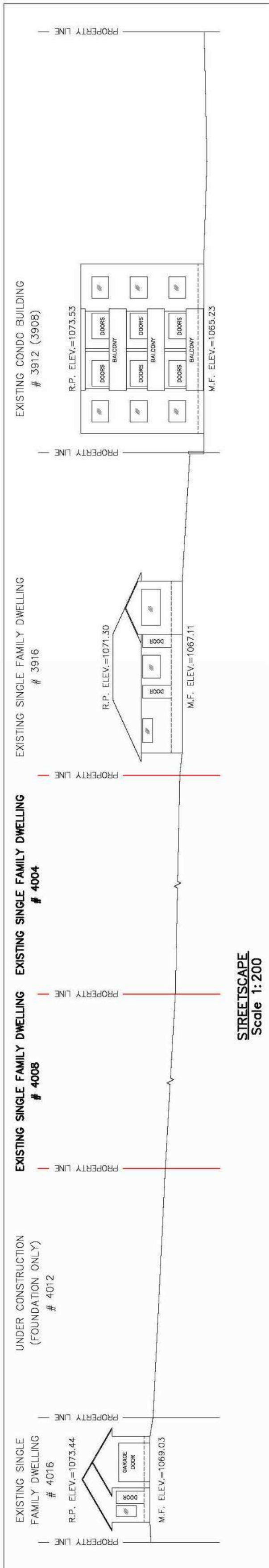
DRAWING	DWG No.
SOUTH AND NORTH ELEVATION	AA008

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.



Tree Schedule				
Tree	Type	g	Spread	Height
1	Bush	1000 mm dia.	1000 mm dia.	3.00
2	Bush	1000 mm dia.	1000 mm dia.	3.00
3	Bush	1000 mm dia.	1000 mm dia.	2.50
4	Bush	1000 mm dia.	1000 mm dia.	2.00
5	Bush	1000 mm dia.	1000 mm dia.	2.00
6	Bush	1000 mm dia.	1000 mm dia.	2.00
7	Bush	1000 mm dia.	1000 mm dia.	2.00
8	Bush	1000 mm dia.	1000 mm dia.	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	16.00
22	Coniferous	0.40	9.00	10.00

[illegible]

Zoom
Suite 240, 2835-37 Avenue N.E.
Calgary, Alberta T1Y 5Z8
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca

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PROJECT

8+2 Units Townhouse

4004 Centre A Street NE

DRAWING

SURVEY RECORD

DWG N <u>o</u>

AA010

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Tel: 587-578-1425