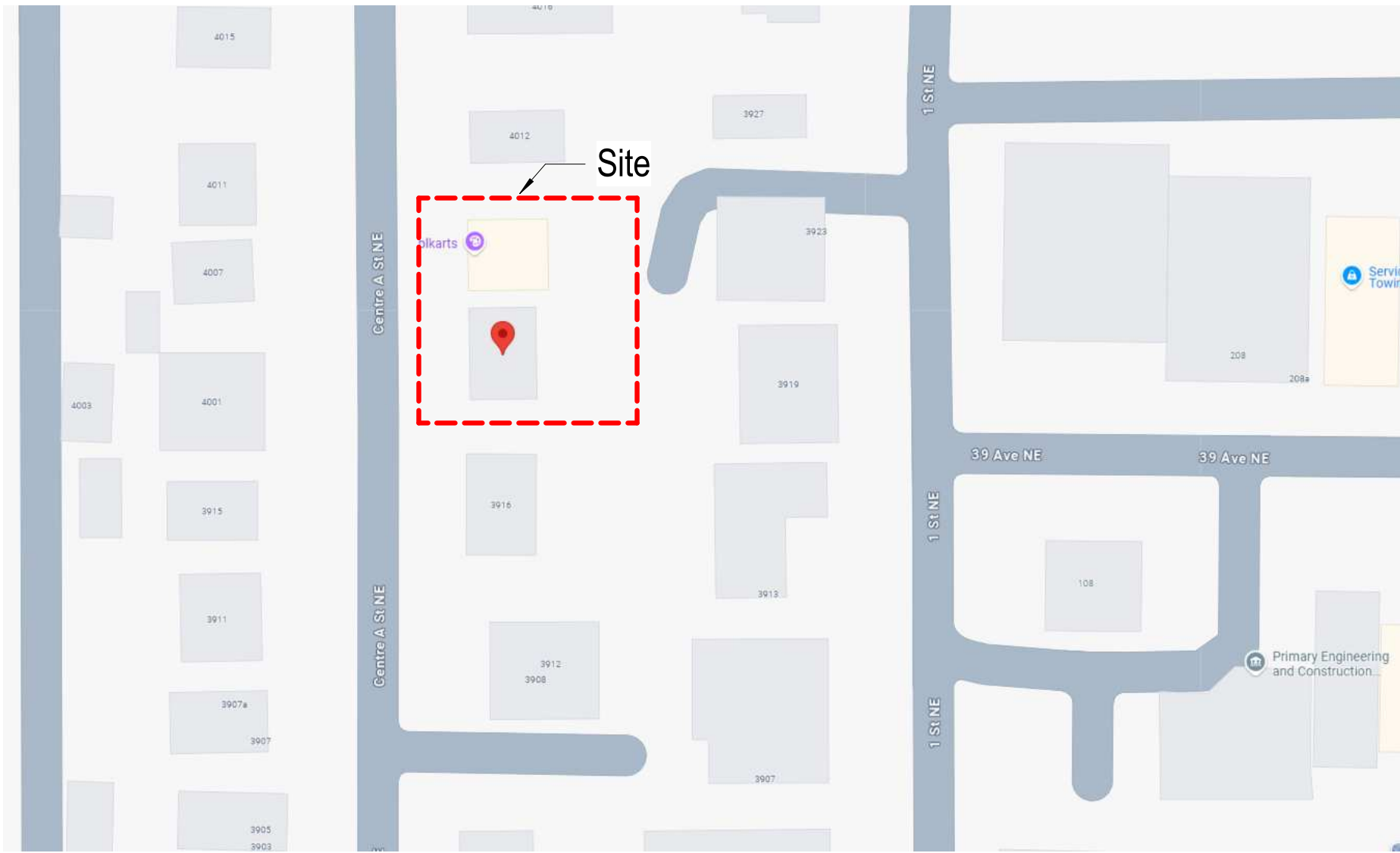


PROPOSED 14 + 4 UNITS TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :



1 Location Plan
1" = 80'-0"

DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	SITE PLAN
A002	LANDSCAPE PLAN
A003	BUILDING A FLOOR PLAN-1
A004	BUILDING A FLOOR PLAN-2
A005	BUILDING B FLOOR PLAN
A006	BUILDING C FLOOR PLAN-1
A007	BUILDING C FLOOR PLAN-2
A008	EAST & WEST ELEVATION (BUILDING A)
A009	ELEVATION (BUILDING B)
A010	EAST AND WEST ELEVATION (BUILDING C)
A011	SOUTH AND NORTH ELEVATION
A012	SECTIONS
A013	SURVEY RECORD

AREA SCHEDULE

BUILDING A		
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A1		
FIRST FLOOR	48.39	520.84
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	48.39	520.84
BASEMENT	47.38	510
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A2		
FIRST FLOOR	37.16	400
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	37.16	400
BASEMENT	37.16	400
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A3		
FIRST FLOOR	37.16	400
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	37.16	400
BASEMENT	37.16	400
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A4		
FIRST FLOOR	NA	NA
SECOND FLOOR	63.99	688.74
THIRD FLOOR	62.52	672.99
ABOVE GROUND	126.51	1361.73
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A5		
FIRST FLOOR	NA	NA
SECOND FLOOR	63.99	688.74
THIRD FLOOR	63.99	688.74
ABOVE GROUND	127.97	1377.48
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A6		
FIRST FLOOR	#VALUE!	NA
SECOND FLOOR	63.51	683.57
THIRD FLOOR	63.99	688.74
ABOVE GROUND	127.49	1372.31
BASEMENT	NA	NA

BUILDING B		
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B1		
FIRST FLOOR	37.16	400.00
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	37.16	400.00
BASEMENT	37.16	400.00
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B2		
FIRST FLOOR	37.16	400.00
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	37.16	400.00
BASEMENT	37.16	400.00
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B3		
FIRST FLOOR	NA	NA
SECOND FLOOR	59.79	643.57
THIRD FLOOR	59.79	643.57
ABOVE GROUND	119.58	1287.14
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B4		
FIRST FLOOR	NA	NA
SECOND FLOOR	59.79	643.57
THIRD FLOOR	59.79	643.57
ABOVE GROUND	119.58	1287.14
BASEMENT	NA	NA

BUILDING C		
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C1		
FIRST FLOOR	57.13	614.96
SECOND FLOOR	58.59	630.65
ABOVE GROUND	115.72	1245.61
BASEMENT	55.74	600
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C2		
FIRST FLOOR	57.19	615.62
SECOND FLOOR	57.98	624.09
ABOVE GROUND	115.17	1239.71
BASEMENT	55.74	600
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C3		
FIRST FLOOR	57.19	615.62
SECOND FLOOR	57.98	624.09
ABOVE GROUND	115.17	1239.71
BASEMENT	55.74	600
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C4		
FIRST FLOOR	57.13	614.96
SECOND FLOOR	57.98	624.09
ABOVE GROUND	115.11	1239.05
BASEMENT	55.74	600
	Metric (sq.m)	Imperial (sq.ft)
Overall		
First Floor	425.68	4582.00
Second Floor	543.59	5851.11
Third Floor	310.07	3337.61
Above Gound	1279.34	13770.72
Basement	418.99	4510.00

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

14+4 Units Townhouse

4004 & 4008 Centre A Street NE

DRAWING	DWG No.
COVER SHEET	A000

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



2 STREETScape
1 : 200

	PROPERTY LINES		EXISTING LEVEL
	SETBACKS		PROPOSED LEVEL
	ROOF OVERHANG		
	ELECTRICAL		
	STORM/SEWERAGE		
	WATER		
	GAS		
	CONC. PATHWAY		
	PROPOSED BUILDING		

#4004



LANDSCAPE COVERAGE CALCULATION

TOTAL SITE AREA:	1167.30 SQ.M
BUILDING FOOTPRINT:	614.55 SQ.M (6614.91 SQ.FT)
GARBAGE & RECYCLEING	
FACILITIES:	18.66 SQ.M (200.86 SQ.FT)
DRIVEWAY:	58.81 SQ.M (633.03 SQ.FT)
CLASS 1 BIKE STORAGE:	22.02 SQ.M
REQUIRED LANDSCAPE AREA(40%):	466.92 SQ.M
554 REDUCTION (MAX 4%):	420.23 SQ.M
REQUIRED SOFT LANDSCAPE AREA:	126.07 SQ.M
PROPOSED LANDSCAE AREA:	442.87 SQ.M

TOTAL HARD LANDSCAPE AREA	= 228.20 SQ.M
CONCRETE (NOT INCL. DRIVEWAY):	= 228.20 SQ.M

TOTAL SOFT LANDSCAPE AREA	= 214.67 SQ.M
MULCH:	= 136.98 SQ.M
SOD:	= 77.69 SQ.M

PLANTING REQUIREMENT
11 TREES + 22 SHURBS

TREE SCHEDULE

PROPOSED TREE

TREE NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	QTY
TA	CONIFEROUS TREE (BLUE SPRUCE)	0.85	3.00	3.50	3
TB	DECIDUOUS TREE (MAYDAY)	0.38	3.00	8.00	8
S	SHURB	0.15	1.00	2.00	22

REMOVED

Tree NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION
T1	BRUSH	--	--	3.00	IN PROPERTY
T2	BRUSH	--	--	3.00	IN PROPERTY
T3	BRUSH	--	--	2.50	IN PROPERTY
T4	BRUSH	--	--	2.00	IN PROPERTY
T5	BRUSH	--	--	2.00	IN CITY PROPERTY
T6	BRUSH	--	--	2.00	IN CITY PROPERTY
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:

- ALL LANDSCAPE MATERIALS AND EXECUTION OF LANDSCAPE WORK SHALL CONFORM TO THE CITY BYLAW 1P2007 SECTION 556.
- ALL MATERIALS AND EXECUTION OF LANDSCAPE WORKS SHALL CONFIRM TO THE CLS/BCNTA LANDSCAPE STANDARD.
- ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUD IRRIGATION SYSTEM;

LANDSCAPE LEGEND

	PROPERTY LINES
	SETBACKS
	ROOF OVERHANG
	PROPOSED CONC. PATHWAY
	PROPOSED BUILDING
	PROPOSED SOD
	PROPOSED MULCH

1 LANDSCAPE PLAN
1 : 100

#4012

#4008

#4004

Centre A Street N.E.



Lot 8
Block 29
Plan 7330HA

Lot 9
Block 29
Plan 7330HA

Lot 10A
Block 29
Plan 921 1896

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PROJECT

14+4 Units Townhouse

4004 & 4008 Centre A Street NE

DRAWING	LANDSCAPE PLAN	DWG No.	A002
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PROJECT

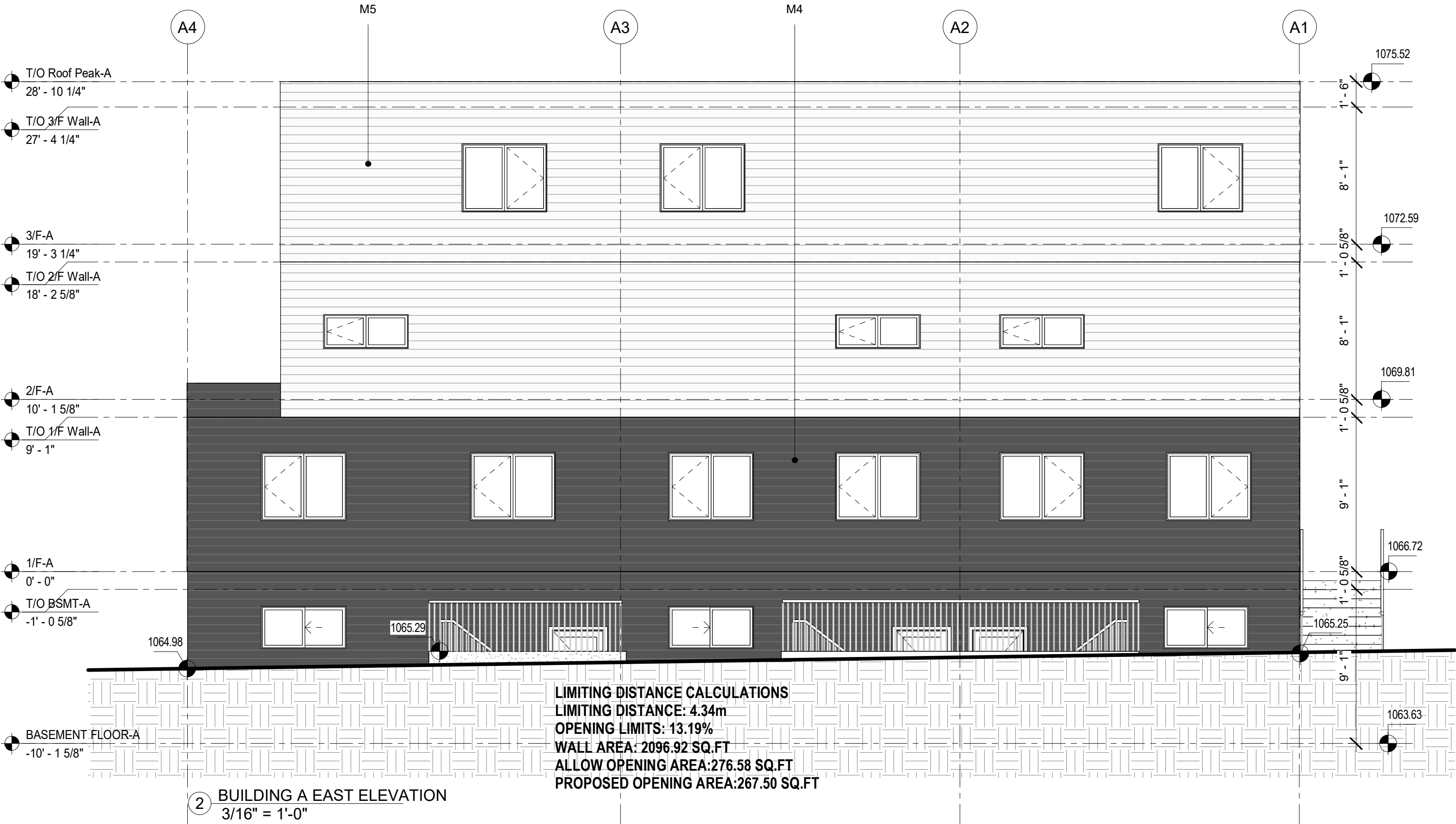
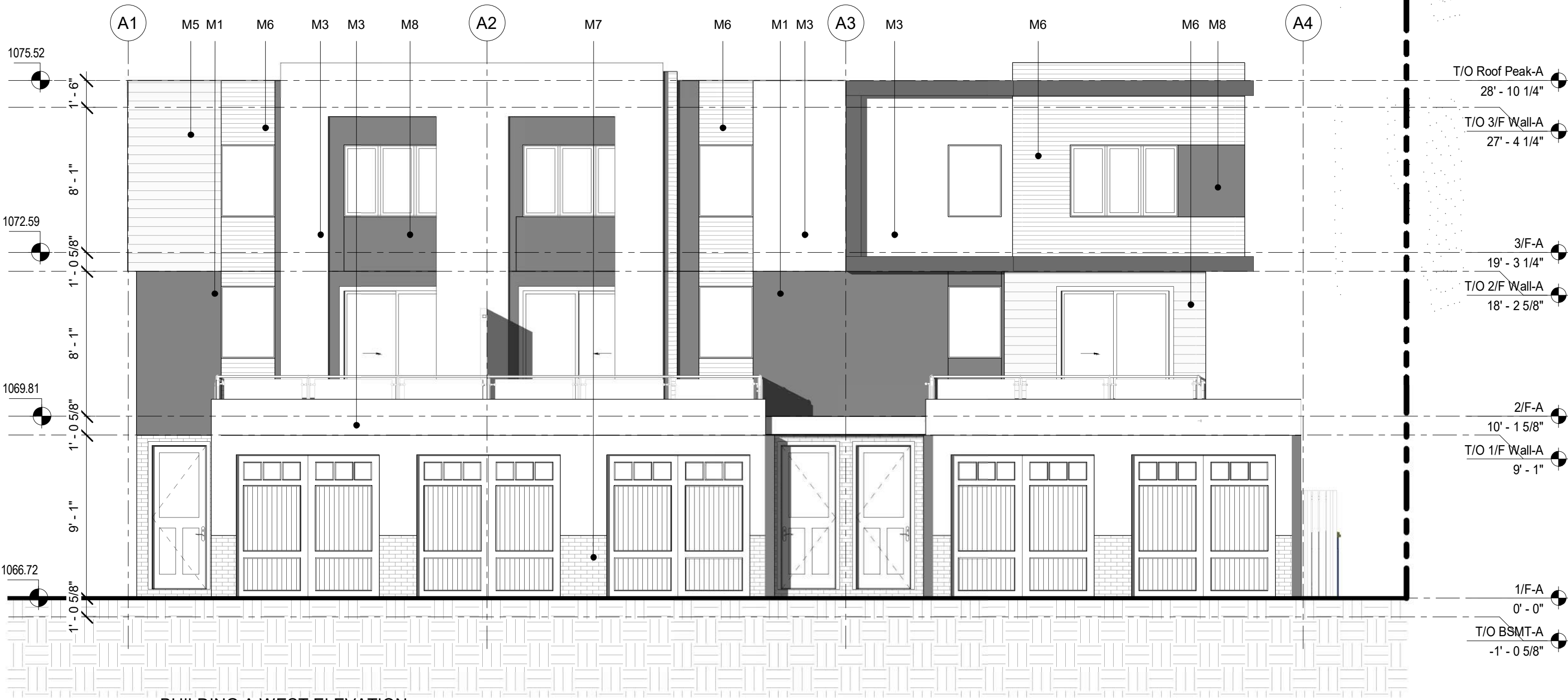
14+4 Units Townhouse

4004 & 4008 Centre A Street NE

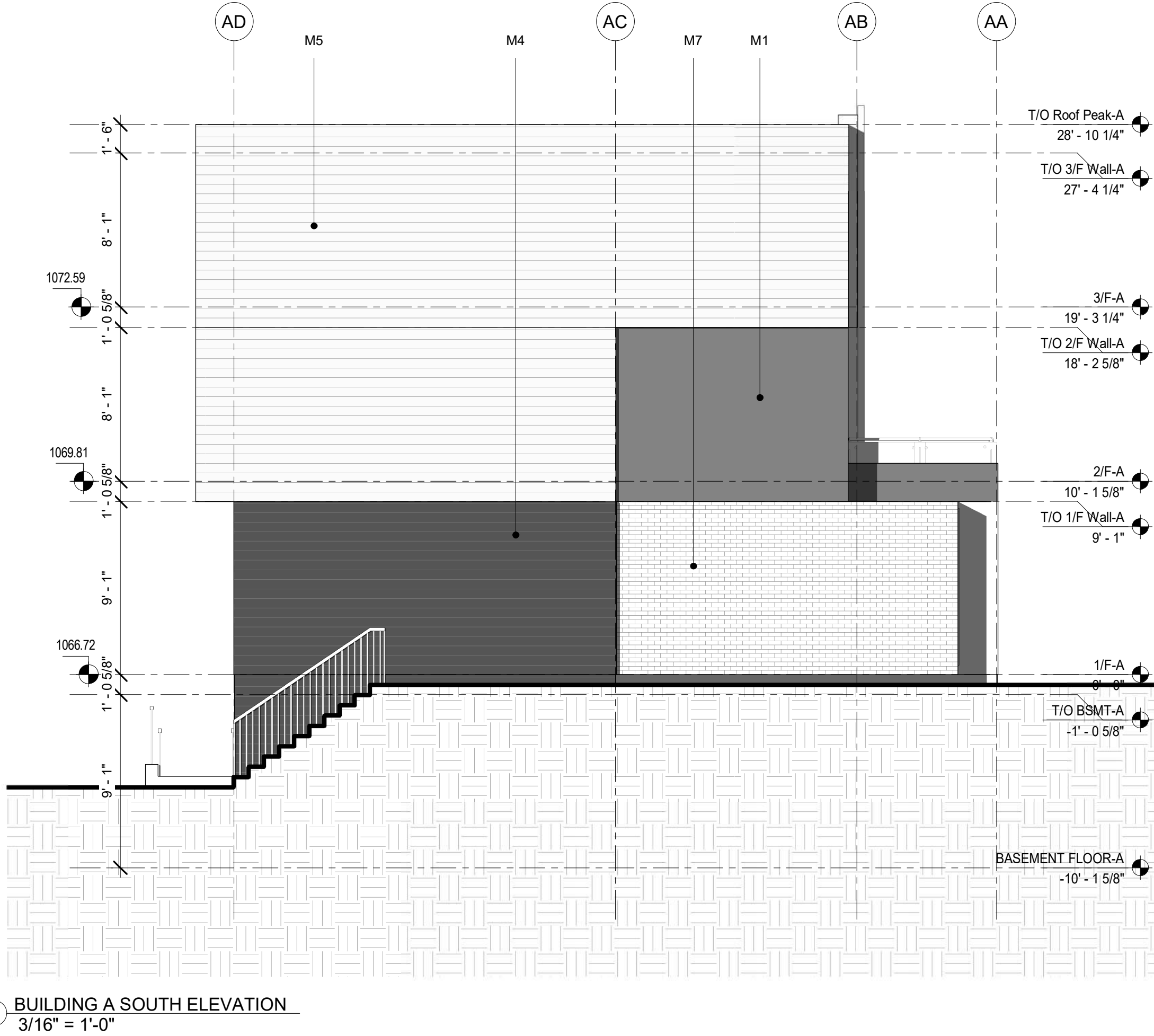
DRAWING	EAST & WEST ELEVATION (BUILDING A)
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DWG No.	A008
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MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY SIDING
M5	WHITE SIDING
M6	WOOD TEXTURE SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE



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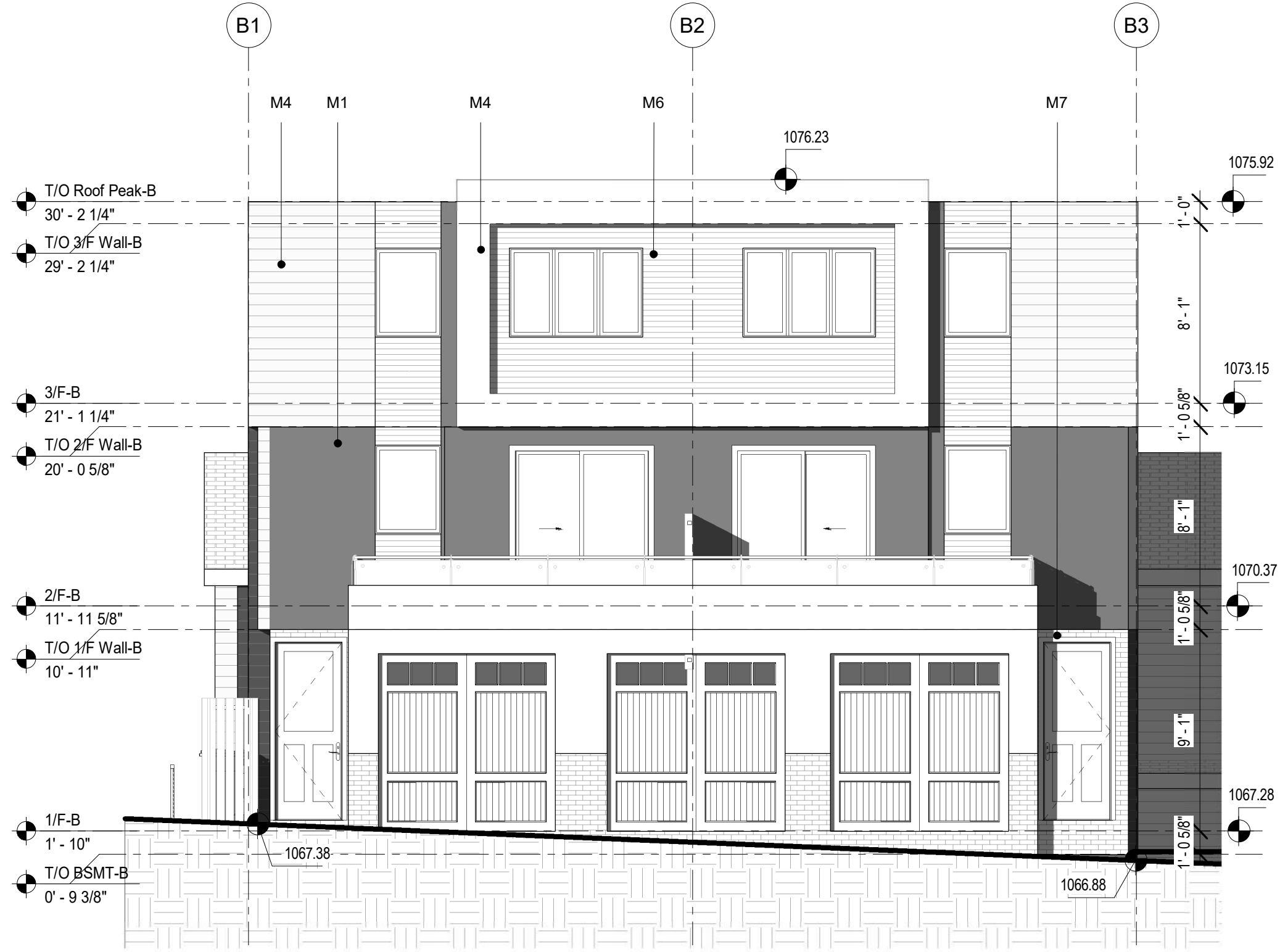
PROJECT

14+4 Units Townhouse

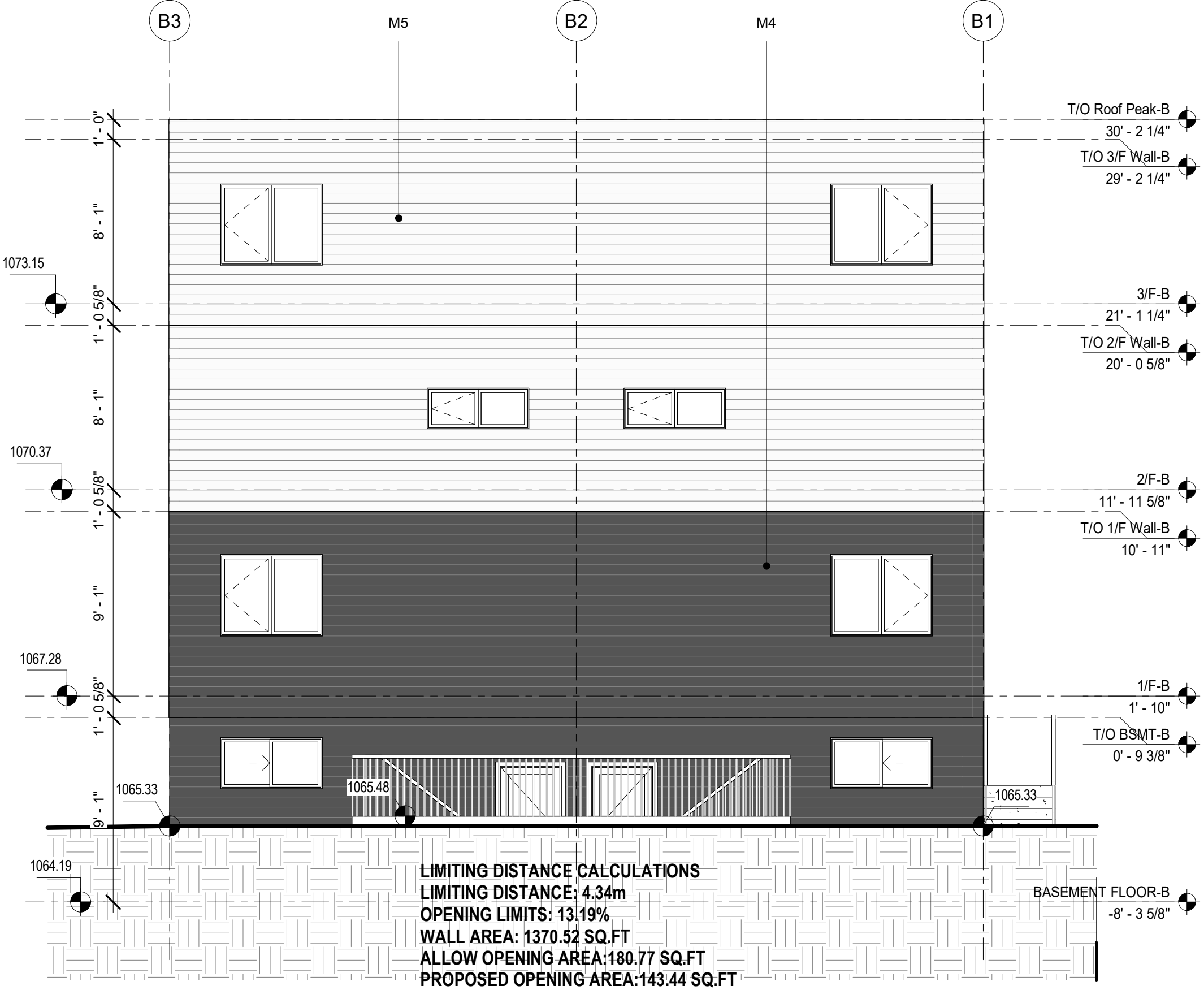
4004 & 4008 Centre A Street NE

DRAWING	ELEVATION (BUILDING B)	DWG No.	A009
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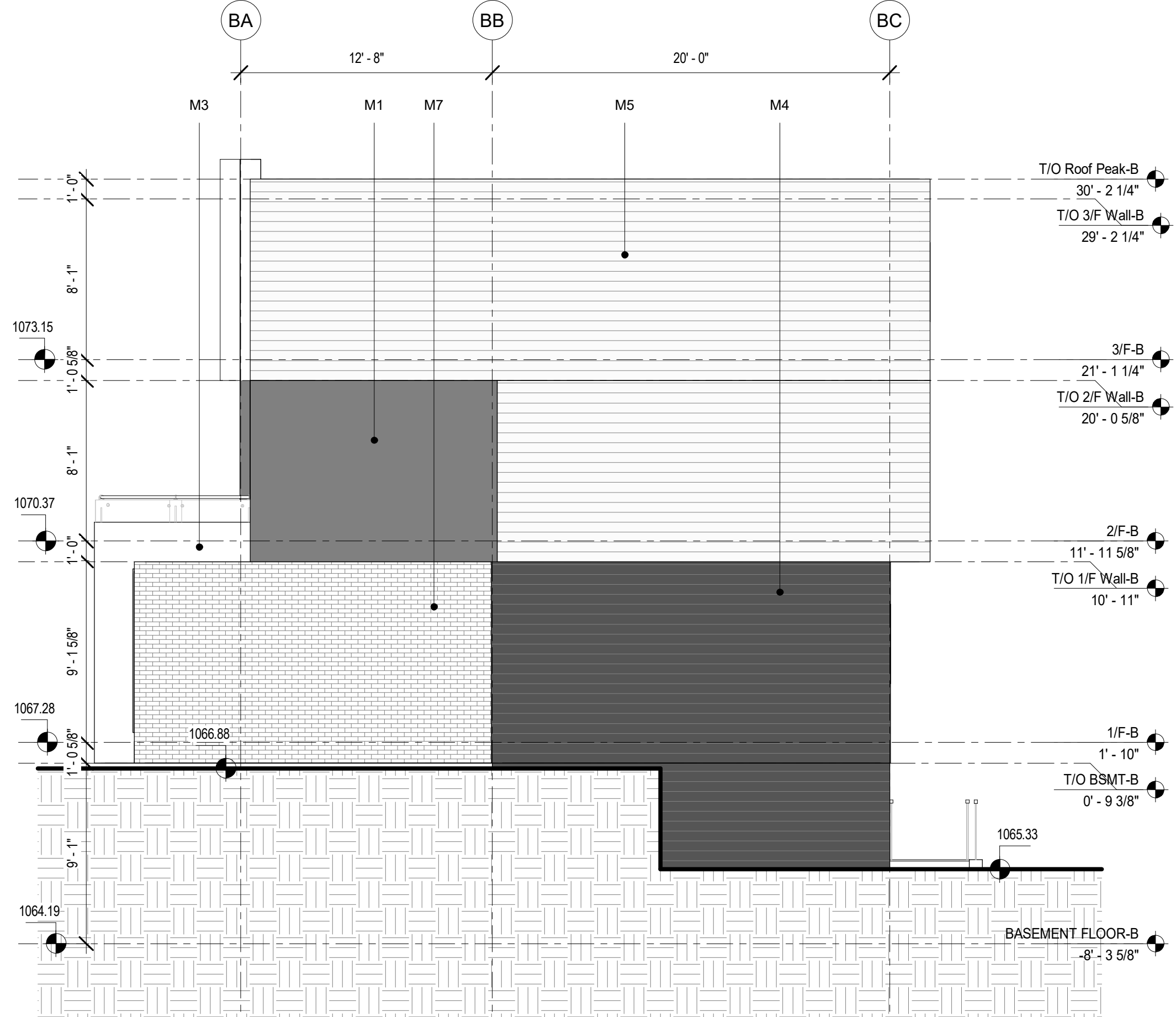
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1 Building B West Elevation
3/16" = 1'-0"

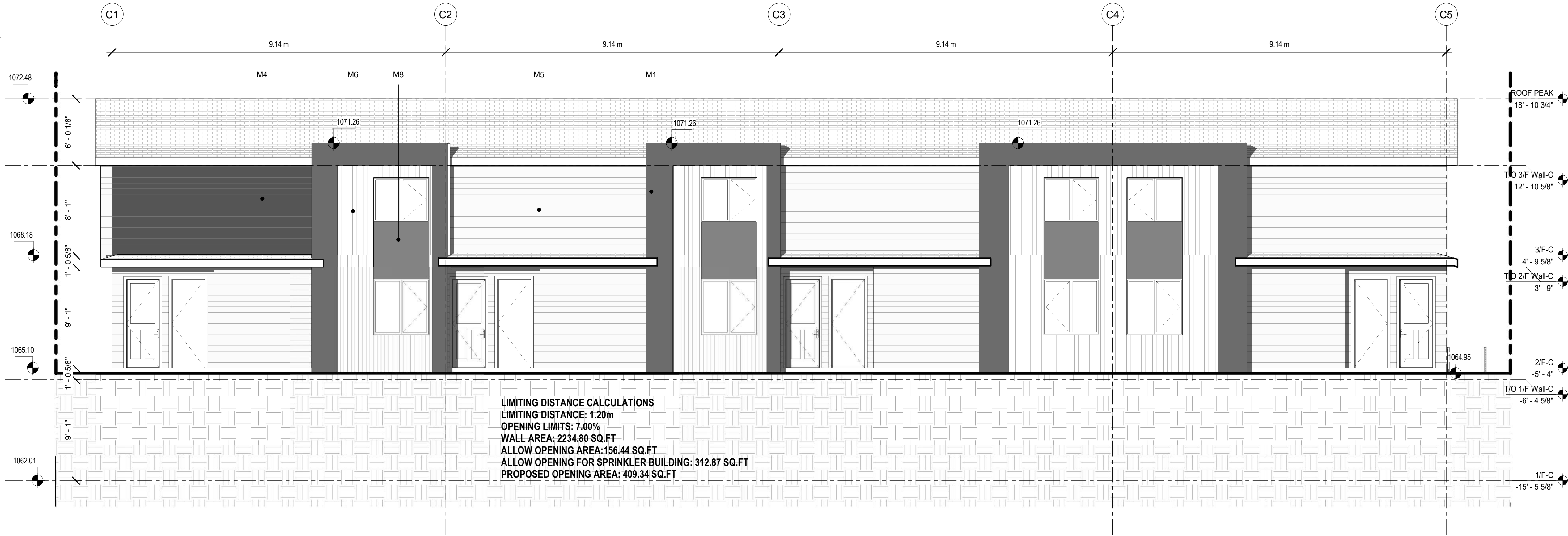


2 BUILDING B EAST ELEVATION
3/16" = 1'-0"



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

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



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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PERMIT NUMBERS:

1 BUILDING C WEST ELEVATION
3/16" = 1'-0"



2 BUILDING C EAST ELEVATION
3/16" = 1'-0"

LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE: 1.24m
OPENING LIMITS: 7.00%
WALL AREA: 3878.80 SQ.FT
ALLOW OPENING AREA: 271.52 SQ.FT
ALLOW OPENING FOR SPRINKLER BUILDING: 543.03 SQ.FT
PROPOSED OPENING AREA: 448.50 SQ.FT

DATE	No.	REVISION	BY
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SEALS

SCALE	FILE
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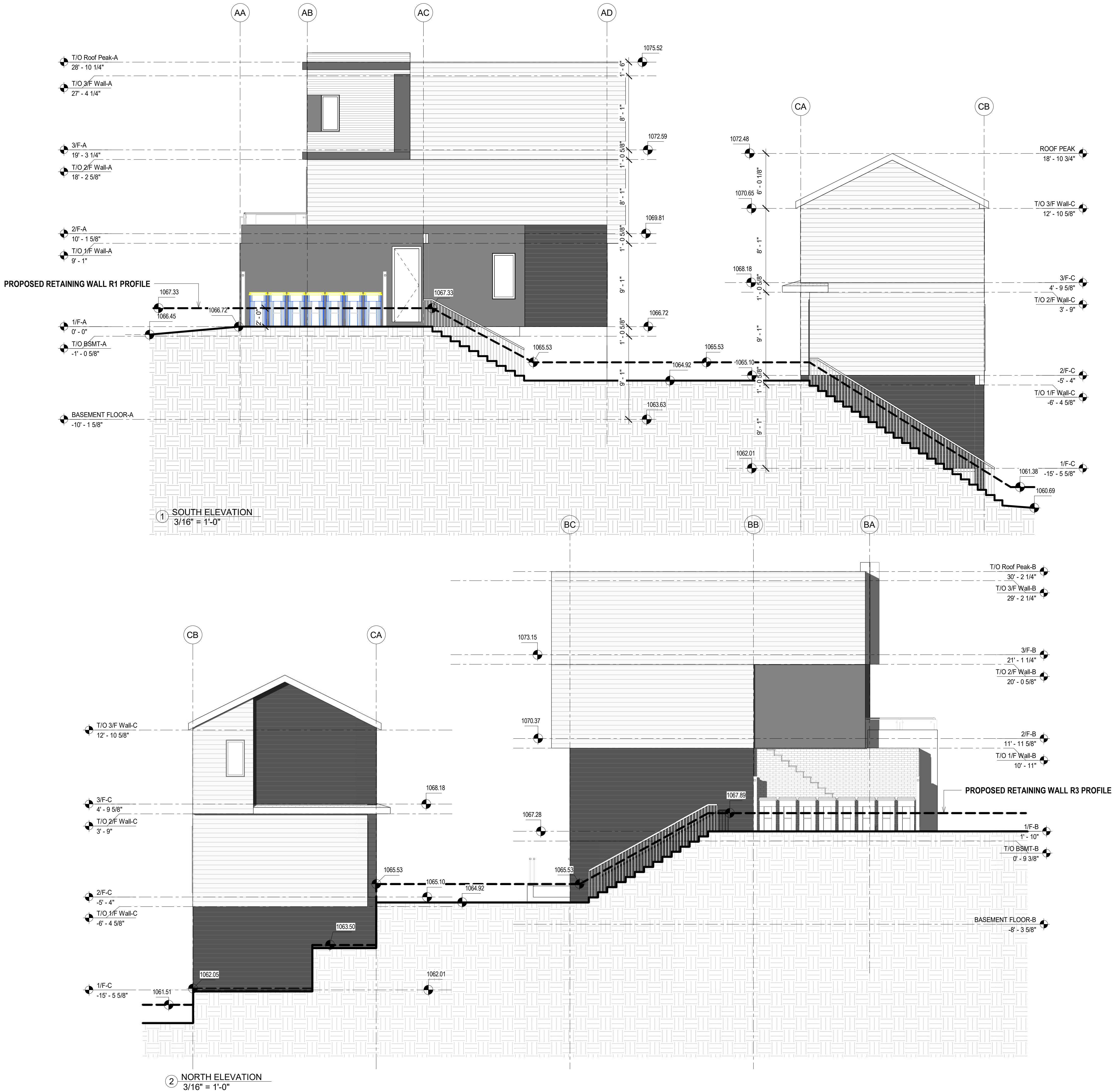
14+4 Units Townhouse

4004 & 4008 Centre A Street NE

DRAWING	DWG No.
EAST AND WEST ELEVATION (BUILDING C)	A010

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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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SEALS

SCALE	FILE
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PROJECT

14+4 Units Townhouse

4004 & 4008 Centre A Street NE

DRAWING	DWG No.
SOUTH AND NORTH ELEVATION	A011

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