CENTRE STREET - MIXED-USE BUILDING

1914 & 1918 CENTRE STREET N.E. CALGARY, ALBERTA



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AMENDED DRAWINGS
DP No: DP2025-06335
Date Received: OCT 22 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1	2025.11.07	ISSUED FOR DEVELOPMENT PERMIT
2	2026.02.20	ISSUED FOR DTR1
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4	2026.07.10	DP DTR2 Response
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6	2026.09.16	DP DTR3-R1

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JACKSON McCORMICK
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PROJECT:
CENTRE STREET
MIXED-USE BUILDING
1914 & 1918 Centre Street NE
BLOCK 12 PLAN 21290. LOT 5 AND THAT PORTION OF LOT 6 . LOT 4 EXCEPTING AS TO SURFACE ONLY THAT PORTION FOR STREET WIDENING ON PLAN 1749LK BLOCK12 PLAN 21290.

DRAWING DESCRIPTION:
COVER PAGE

PLOT SCALE: AS NOTED	DRAWING NO.: DP0.0
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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DRAWING DESCRIPTION:

PERSPECTIVE VIEW 1

PLOT SCALE: AS NOTED	DRAWING NO.: DP0.3
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: AG	PLOT DATE: 2026.06.04

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DRAWING DESCRIPTION:

PERSPECTIVE VIEW 2

PLOT SCALE: AS NOTED	DRAWING NO.: DP0.4
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DRAWING DESCRIPTION:

PERSPECTIVE VIEW 3

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP0.5
PROJECT NO.:	2025-15		
CHECKED BY:	TJ		
DRAWN BY:	AG	PLOT DATE:	2026.06.04

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DRAWING DESCRIPTION:

PERSPECTIVE VIEW 4

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DRAWING DESCRIPTION:

PERSPECTIVE VIEW 5

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP0.7
PROJECT NO.:	2025-15		
CHECKED BY:	TJ		
DRAWN BY:	AG	PLOT DATE:	2026.06.04

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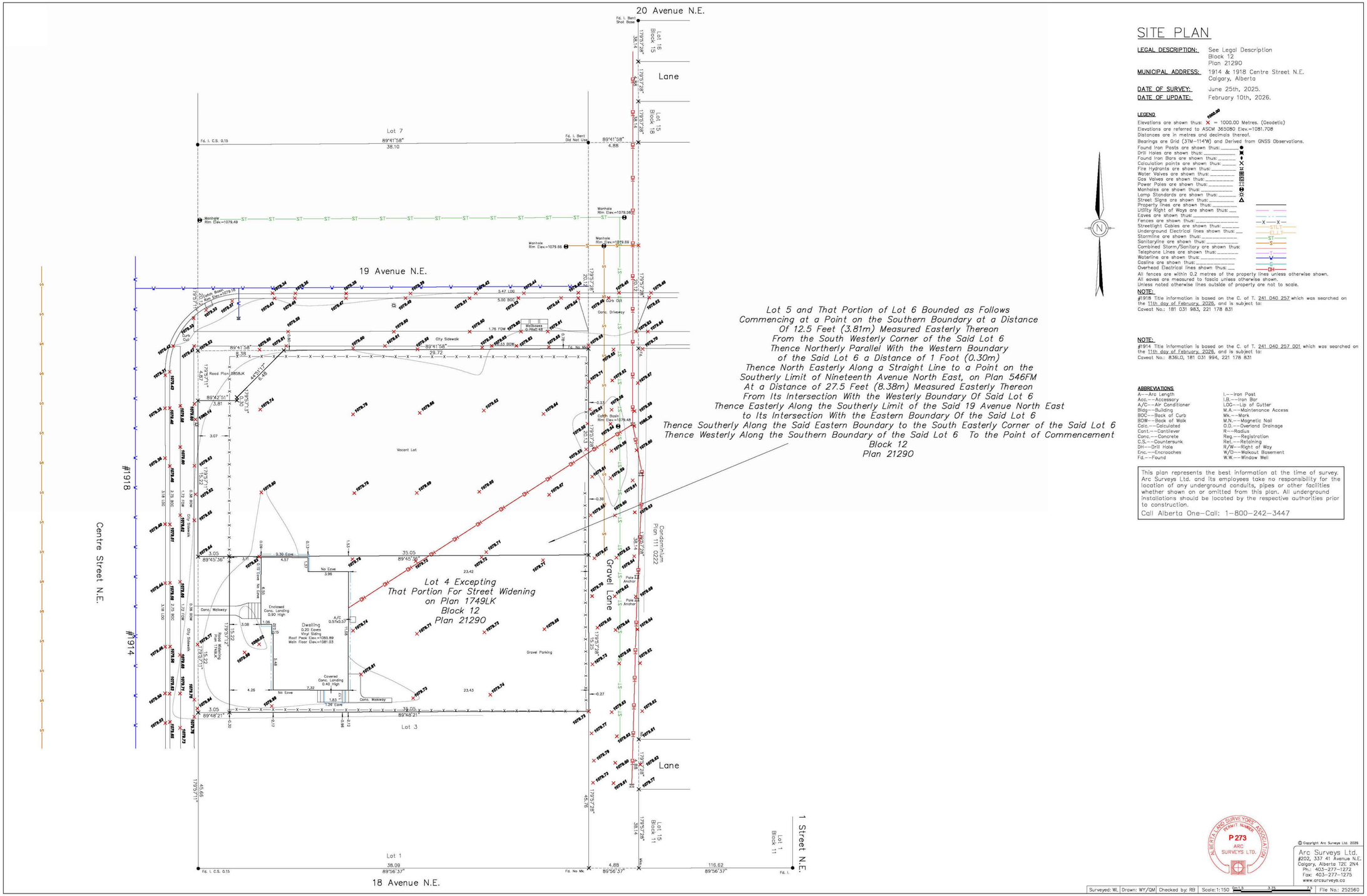

SITE PLAN

LEGAL DESCRIPTION: See Legal Description
Block 12
Plan 21290

MUNICIPAL ADDRESS: 1914 & 1918 Centre Street N.E.
Calgary, Alberta

DATE OF SURVEY: June 25th, 2025.

DATE OF UPDATE: February 10th, 2026.

LEGEND

Elevations are shown thus: 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 365080 Elev.=1081.708
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114W) and Derived from GNSS Observations.
Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Calculation points are shown thus:
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Manholes are shown thus:
Lamp Standards are shown thus:
Street Signs are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus: —X—X—
Streetlight Cables are shown thus: —STLT—
Underground Electrical lines shown thus: —ELLT—
Stormline are shown thus: —ST—
Sanitaryline are shown thus: —S—
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus: —T—
Waterline are shown thus: —W—
Gasline are shown thus: —G—
Overhead Electrical lines shown thus: —OH—
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
#1918 Title information is based on the C. of T. 241 040 257 which was searched on the 11th day of February, 2026, and is subject to:
Caveat No.: 181 031 983, 221 178 831

NOTE:
#1914 Title information is based on the C. of T. 241 040 257 001 which was searched on the 11th day of February, 2026, and is subject to:
Caveat No.: 836LO, 181 031 994, 221 178 831

ABBREVIATIONS

A—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Bldg—Building
BOC—Back of Curb
BOW—Back of Walk
Calc.—Calculated
Cant.—Cantilever
Conc.—Concrete
C.S.—Countersunk
DH—Drill Hole
Enc.—Encroaches
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
LOG—Lip of Gutter
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W.W.—Window Well

This plan represents the best information at the time of survey. Arc 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. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

Surveyed: WL | Drawn: WY/QM | Checked by: RB | Scale: 1:150 | File No.: 252560

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DRAWING DESCRIPTION:

SURVEY PLAN

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.1
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: Arc Survey Ltd.	PLOT DATE: 2026.06.04

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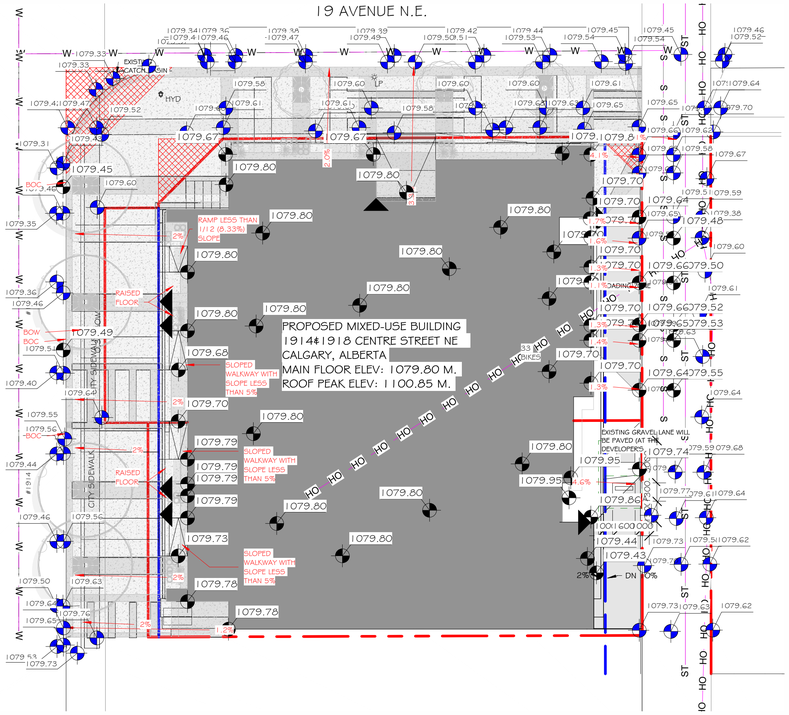

1 DP1.2 A3.1 BLOCK PLAN 1 : 200



2 DP1.2 DP1.5 NORTH ELEVATION 1 : 100

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DRAWING DESCRIPTION:

BLOCK PLAN

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.2
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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VIEW 1



VIEW 2



VIEW 3



VIEW 4



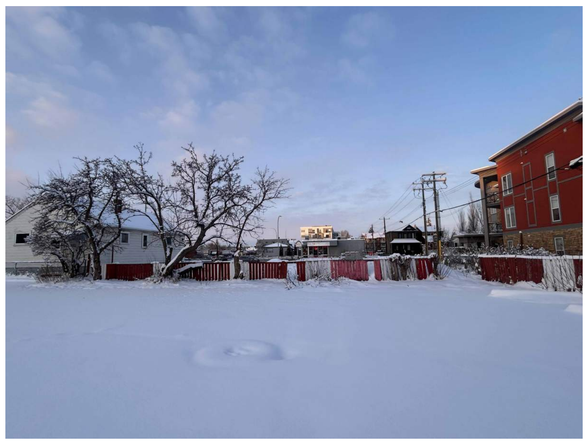
SUBJECT SITE KEY PLAN



VIEW 5



VIEW 6



VIEW 7



VIEW 8

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DRAWING DESCRIPTION:

SITE PHOTO

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.3
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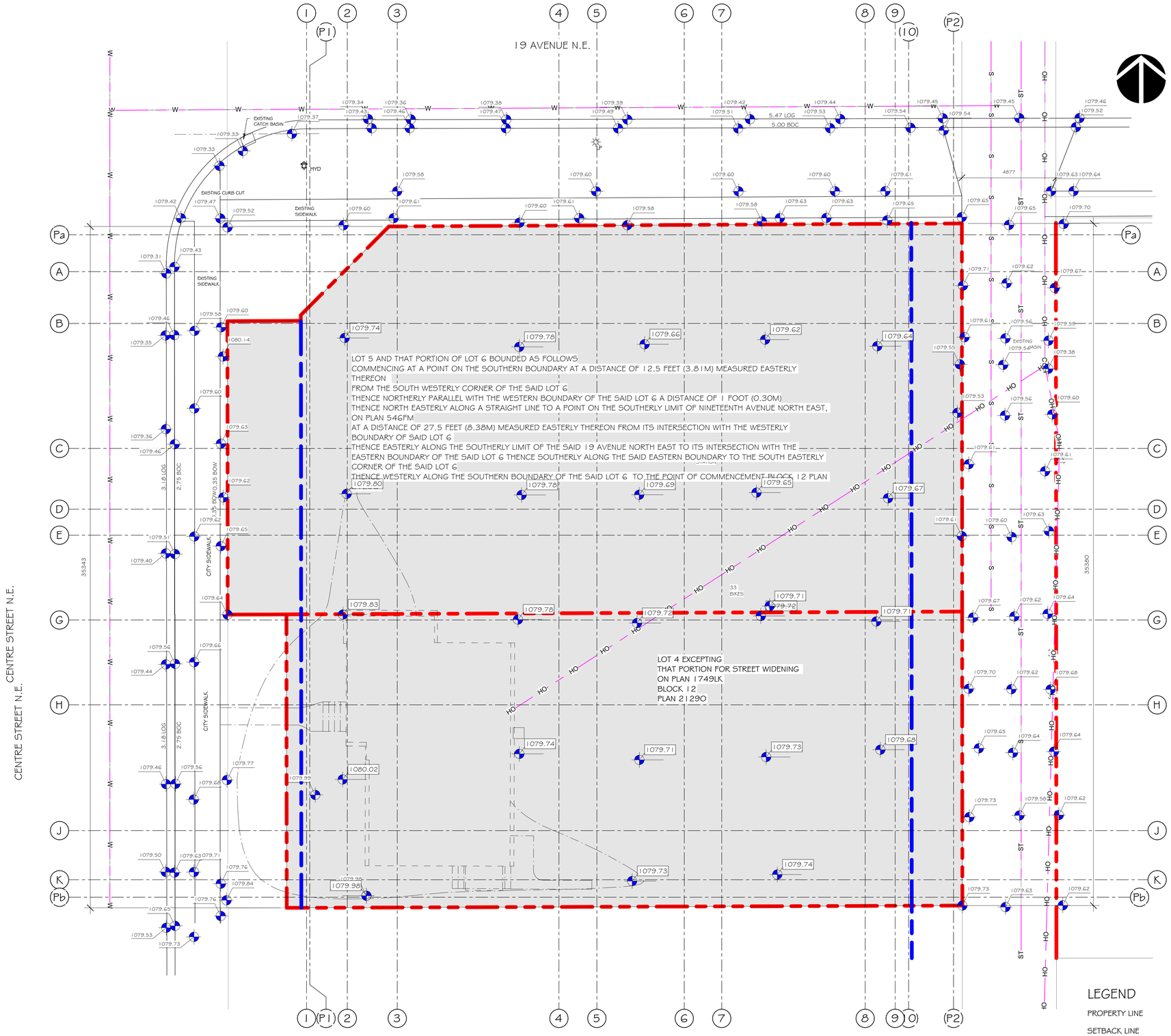

1 DP1.4 A3.1 EXISTING SITE PLAN 1 : 100

LEGEND

PROPERTY LINE

SETBACK LINE

0000.00 INDICATES EXISTING ELEVATION ON SITE / BLOCK PLANS

0000.00 INDICATES PROPOSED ELEVATION ON SITE / BLOCK PLANS

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THIS DRAWING SUPERCEDES PREVIOUS ISSUES

JACKSON McCORMICK
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804-A 16TH AVENUE S.W.
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T2R 0S9

tel: 403 520 8018
email: info@jmdesigngroup.ca

PROJECT:

CENTRE STREET MIXED-USE BUILDING

1914 & 1918 Centre Street NE
BLOCK 12 ,PLAN 21290. LOT 5 AND THAT PORTION OF LOT 6 . LOT 4 EXCEPTING AS TO SURFACE ONLY THAT PORTION FOR STREET WIDENING ON PLAN 1749LK BLOCK12 PLAN 21290.

DRAWING DESCRIPTION:

EXISTING SITE PLAN

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.4
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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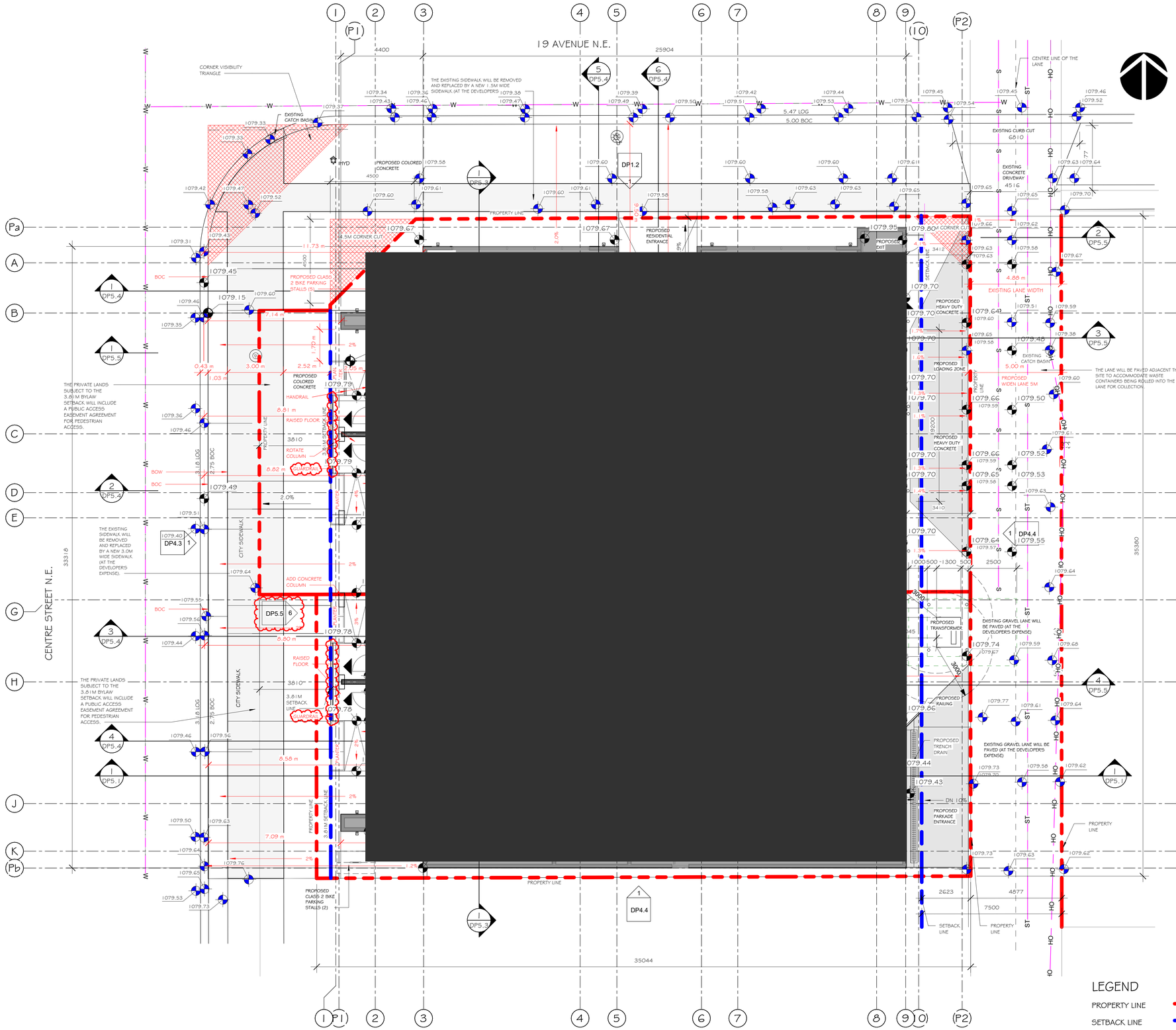
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



PROPOSED SITE PLAN

G / DP1.5 / A3.1 — 1 : 100

LEGEND

PROPERTY LINE

SETBACK LINE

0000.00 — INDICATES EXISTING ELEVATION ON SITE / BLOCK PLANS

0000.00 — INDICATES PROPOSED ELEVATION ON SITE / BLOCK PLANS

RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1	2025.11.07	ISSUED FOR DEVELOPMENT PERMIT
2	2026.02.20	ISSUED FOR DTR1
3	2026.03.09	ISSUED FOR DTR 1 UPDATE
4	2026.05.19	ADJUSTMENTS
5	2026.07.10	DP DTR2 Response
6	2026.09.03	DP DTR3
7	2026.09.16	DP DTR3-R1
8	2026.10.20	GUARDRAIL ADDITIONS

RECORD OF REVISIONS:

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PROJECT:

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DRAWING DESCRIPTION:

PROPOSED SITE PLAN

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.5
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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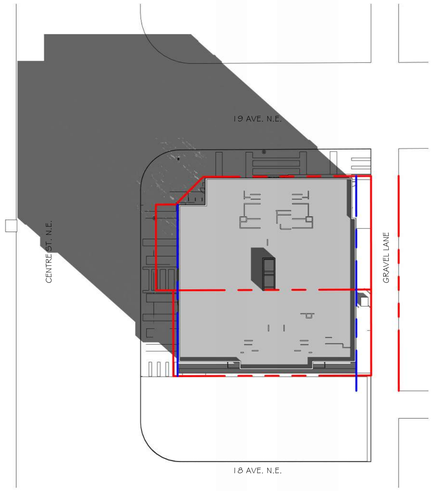

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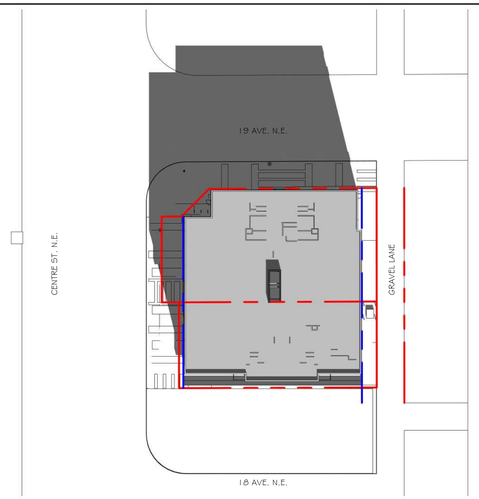
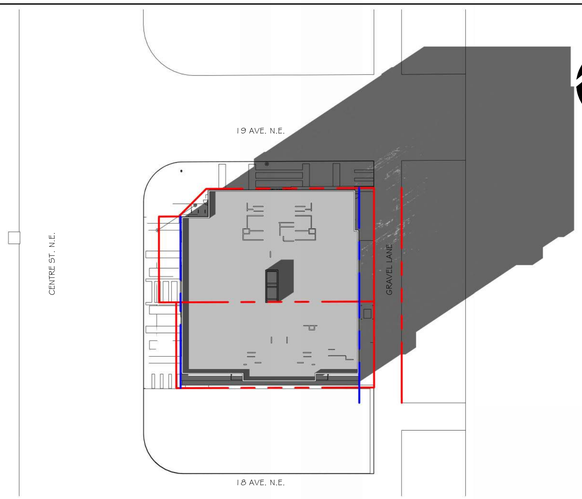
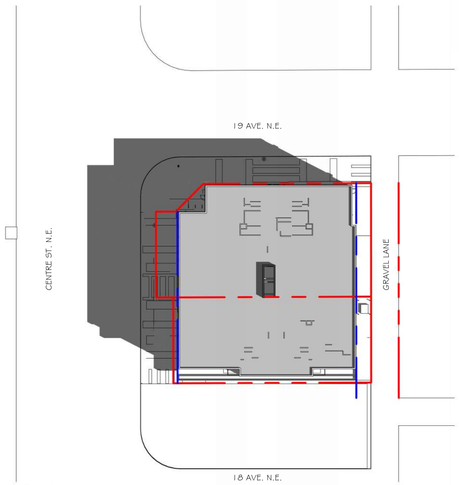


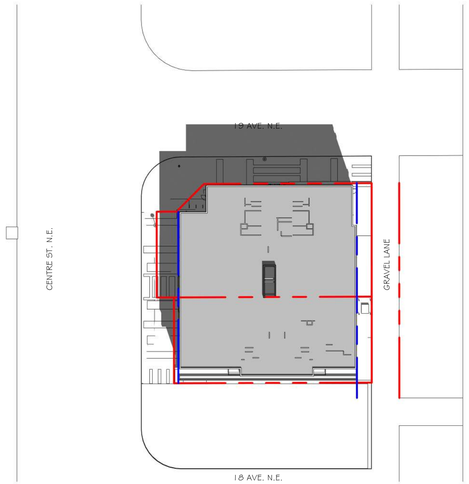
2 DP1.1 / A3.1 — MARCH 21-12 PM — 1 : 500



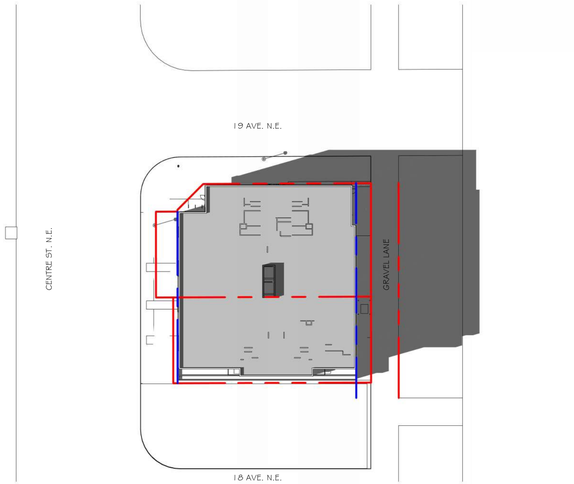
9 DP1.1 / A3.1 — MARCH 21- 4 PM — 1 : 500



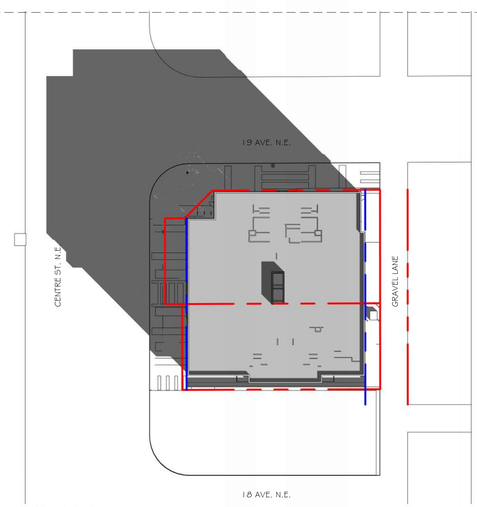
4 DP1.1 / A3.1 — JUNE 21-10 AM — 1 : 500



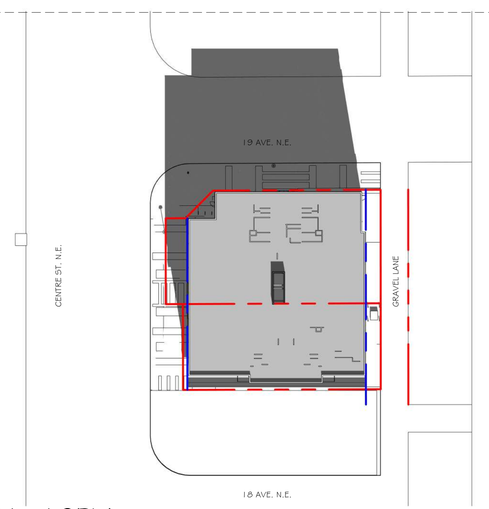
5 DP1.1 / A3.1 — JUNE 21-12 PM — 1 : 500



6 DP1.1 / A3.1 — JUNE 21-4 PM — 1 : 500



7 DP1.1 / A3.1 — SEP. 21- 10 AM — 1 : 500



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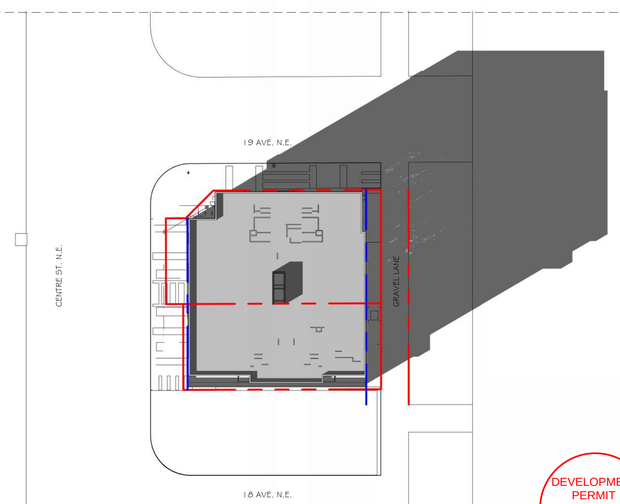

3 DP1.1 / A3.1 — SEP. 21- 4 PM — 1 : 500

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

RECORD OF ISSUE:

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5	2026.09.03	DP DTR3
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PROJECT:

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1914 & 1918 Centre Street NE
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DRAWING DESCRIPTION:

SHADOW STUDIES

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.11
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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1 DP4.1 / DP1.5 NORTH ELEVATION 1 : 100

MATERIAL LEGEND	
MTL-TAG	MATERIAL DESCRIPTION
01	WINDOW GLAZING, METAL CLAD - VINY WHITE
02	PRECAST CONCRETE CLADDING - LIGHT
03	VERTICAL CORRUGATED METAL PANEL - DARK GREY
04	DOOR GLAZING, METAL CLAD - VINY WHITE
05	CURTAIN WALL GLAZING - KAWNEER CLEARWALL SYSTEM OR EUIVILANT
06	ALUMINUM GUARDRAIL - POWDER COATED BLACK



2 DP4.1 / DP1.5 WEST ELEVATION 1 : 100

MATERIAL LEGEND	
MTL-TAG	MATERIAL DESCRIPTION
01	WINDOW GLAZING, METAL CLAD - VINY WHITE
02	PRECAST CONCRETE CLADDING - LIGHT
03	VERTICAL CORRUGATED METAL PANEL - DARK GREY
04	DOOR GLAZING, METAL CLAD - VINY WHITE
05	CURTAIN WALL GLAZING - KAWNEER CLEARWALL SYSTEM OR EUIVILANT
06	ALUMINUM GUARDRAIL - POWDER COATED BLACK

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DRAWING DESCRIPTION:

ELEVATIONS

PLOT SCALE: AS NOTED	DRAWING NO.: DP4.1
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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1 SOUTH ELEVATION
DP4.2/DP1.5 1 : 100



2 EAST ELEVATION
DP4.2/DP1.5 1 : 100

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MATERIAL LEGEND	
MTL-TAG	MATERIAL DESCRIPTION
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03	VERTICAL CORRUGATED METAL PANEL - DARK GREY
04	DOOR GLAZING, METAL CLAD - VINY WHITE
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06	ALUMINUM GUARDRAIL - POWDER COATED BLACK

MATERIAL LEGEND	
MTL-TAG	MATERIAL DESCRIPTION
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DRAWING DESCRIPTION:

ELEVATIONS

PLOT SCALE: AS NOTED	DRAWING NO.: DP4.2
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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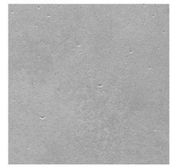
1 DP4.3 / DP1.5 — NORTH ELEVATION COLOR
1 : 100





INDUSTRIALBLOCK
Gray

MATERIAL SAMPLE:
FIBER CEMENT ARCHITECTURAL WALL PANEL
LIGHT COLOR



2 DP4.3 / DP1.5 — WEST ELEVATION COLOR
1 : 100

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DRAWING DESCRIPTION:

COLOR ELEVATIONS

PLOT SCALE: AS NOTED	DRAWING NO.: DP4.3
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 DP4.4 DP1.5 SOUTH ELEVATION COLOR
1 : 100



2 DP4.4 DP1.5 EAST ELEVATION COLOR
1 : 100

RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1	2025.11.07	ISSUED FOR DEVELOPMENT PERMIT
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5	2026.09.03	DP DTR3
6	2026.09.16	DP DTR3-R1

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DRAWING DESCRIPTION:

COLOR ELEVATIONS

PLOT SCALE: AS NOTED	DRAWING NO.: DP4.4
PROJECT NO.: 2025-15	
CHECKED BY: TJ	
DRAWN BY: MD	PLOT DATE: 2026.06.04

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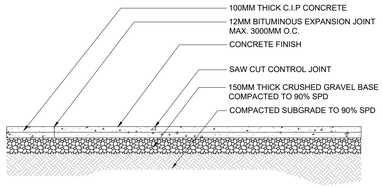
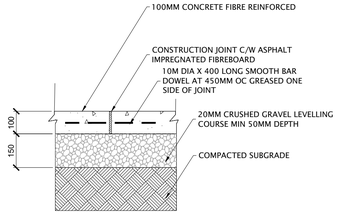
NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, INCLUDING REINFORCING, PER STRUCTURAL DRAWINGS.

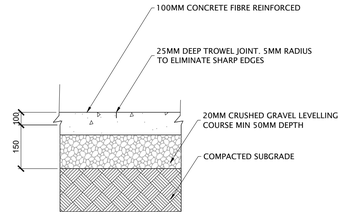
2. ALL CONCRETE TO BE MINIMUM 2% SLOPE. SLOPE TO DRAINS WHERE PROVIDED. WHERE NO DRAINS ARE PROVIDED (i.e. SIDEWALKS) PROVIDE 2% CROSS-SLOPE TO LOW SIDE OF SIDEWALK.



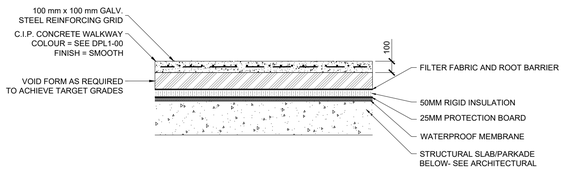
1 DPL.2 BROOM FINISH CONCRETE DETAIL
1 : 25



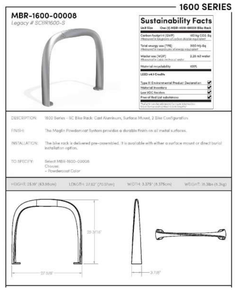
2 DPL.2 CONSTRUCTION JOINT DETAIL
1 : 12.5

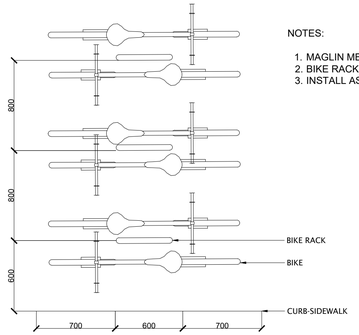


3 DPL.2 TROWEL JOINT DETAIL
1 : 12.5



4 DPL.2 BROOM FINISH CONCRETE ON SLAB DETAIL
1 : 25

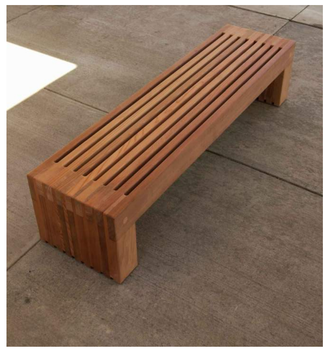




NOTES:

1. MAGLIN MBR 16-00008 BIKE RACK OR APPROVED EQUAL.
2. BIKE RACK TO BE SURFACE MOUNTED.
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS.

5 DPL.2 BIKE RACK DETAIL
1 : 25



NOTES:

1. LANDSCAPE FORMS PALISADE BENCH OR APPROVED EQUAL.
2. BENCH TO BE SURFACE MOUNTED.
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS.

6 DPL.2 BENCH DETAIL
NTS



NOTES:

1. LANDSCAPE FORMS SORELLA PLANTERS OR APPROVED EQUAL.
2. PLANTERS TO BE SURFACE MOUNTED.
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS.

7 DPL.2 PLANTER DETAIL
NTS

RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1	2025.10.31	ISSUED FOR DEVELOPMENT PERMIT
2	2026.02.19	ISSUED FOR DR1
3	2026.03.08	REISSUED FOR DR1
4	**2026.07.10**	**REISSUED FOR DR2**
5	2026.09.16	REISSUED FOR DR3
6		
7		
8		
9		
10		

RECORD OF REVISIONS:

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ABC, NBC, ELECTRICAL AND PLUMBING CODES

ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER

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THIS DRAWING SUPERCEDES PREVIOUS ISSUES

pLAnt studio
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JACKSON McCORMICK
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email: info@jmdesigngroup.ca

PROJECT:
CENTRE STREET MIXED-USE BUILDING
1914 & 1918 Centre Street NE BLOCK 12 PLAN 21290. LOT 5 AND THAT PORTION OF LOT 6 . LOT 4 EXCEPTING AS TO SURFACE ONLY THAT PORTION FOR STREET WIDENING ON PLAN 1749LK BLOCK12 PLAN 21290.

DRAWING DESCRIPTION:
LANDSCAPE DETAILS

PLOT SCALE: AS NOTED	DRAWING NO.: DPL.2
PROJECT NO.: 2025-15	
CHECKED BY: VK	
DRAWN BY: CK	PLOT DATE: 2026.03.08

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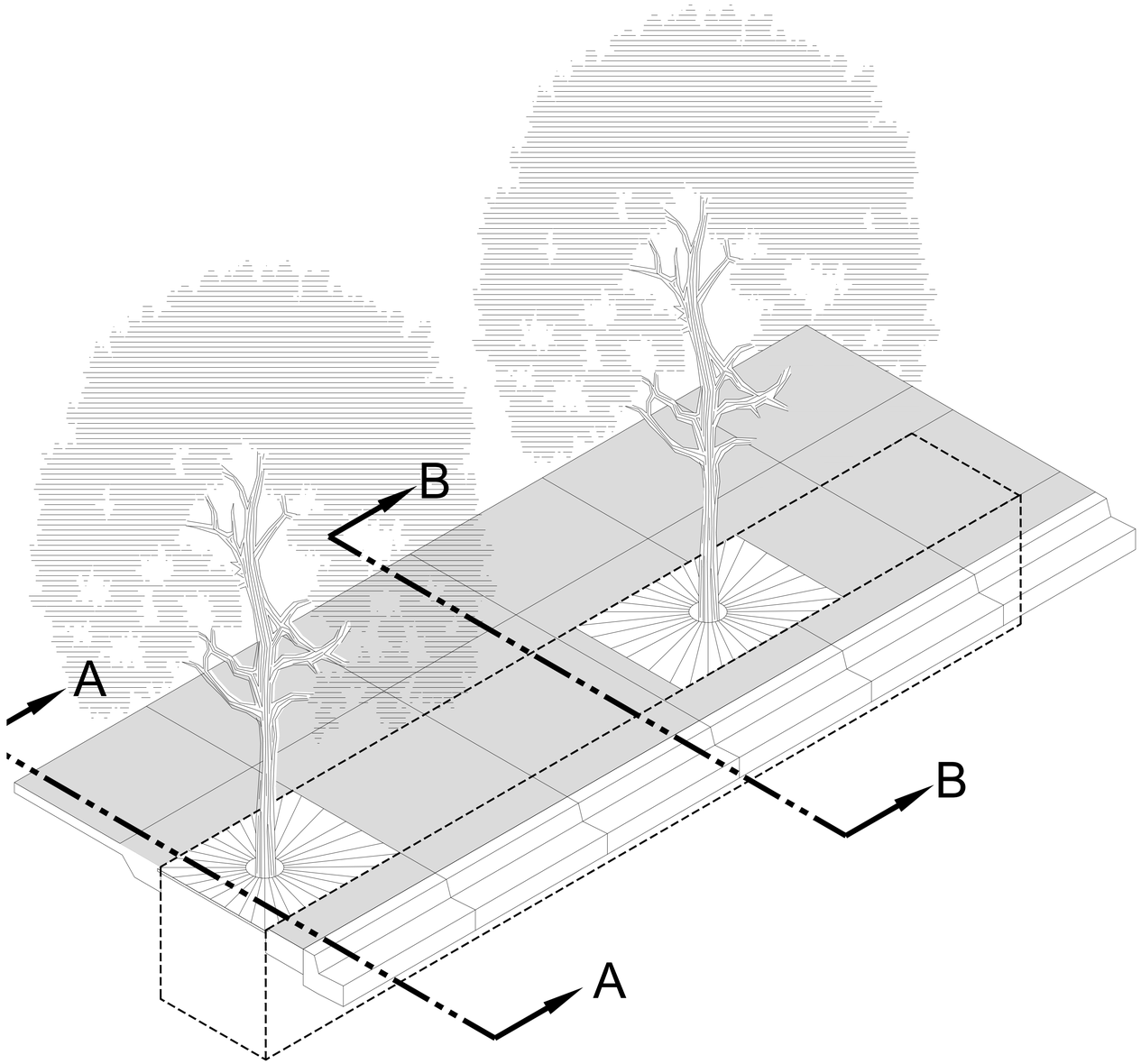
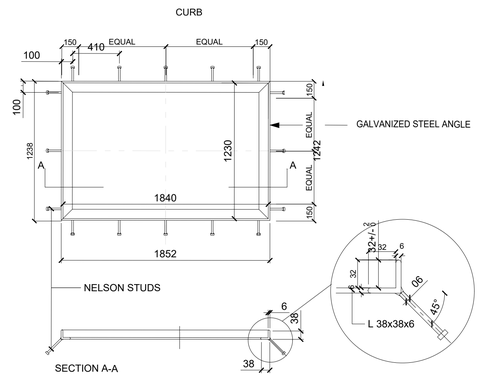
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 DPL.3 TREE PLANTING IN TREE GRATE DETAIL

1 : 25

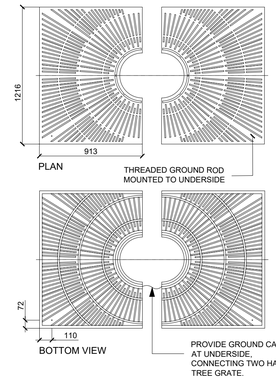


GALVANIZED STEEL ANGLE

TYPICAL TREE GRATE FRAME

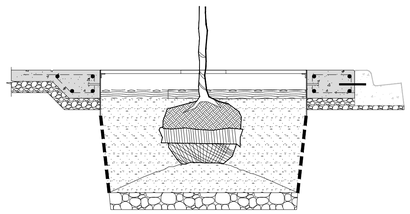
2 DPL.3 TREE GRATE FRAME DETAIL

1 : 25



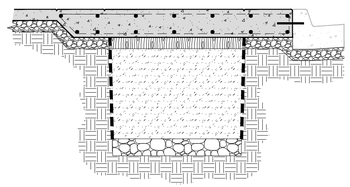
3 DPL.3 TREE GRATE DETAIL

1 : 25



4 DPL.3 SECTION A-A DETAIL

1 : 25



5 DPL.3 SECTION B-B DETAIL

1 : 25

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DRAWING DESCRIPTION:

LANDSCAPE DETAILS

PLOT SCALE: AS NOTED	DRAWING NO.: DPL.3
PROJECT NO.: 2025-15	
CHECKED BY: VK	
DRAWN BY: CK	PLOT DATE: 2026.03.08

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