

# CENTRE STREET - MIXED-USE BUILDING

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



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

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VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

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**JACKSON McCORMICK**  
ARCHITECTURE LTD

804-A 16TH AVENUE S.W. TEL: 403.520.8018  
CALGARY AB. email: info@jmcgroup.ca  
T2R 0S9

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:	2025.11.05



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DRAWING DESCRIPTION:  
**PERSPECTIVE VIEW 1**

PLOT SCALE:	AS NOTED	DRAWING NO.:	
PROJECT NO.:	2025-15		<b>DP0.3</b>
CHECKED BY:	TJ		
DRAWN BY:	MD	PLOT DATE:	2025.11.05



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DRAWING DESCRIPTION:  
**PERSPECTIVE VIEW 2**

PLOT SCALE:	AS NOTED	DRAWING NO.:	
PROJECT NO.:	2025-15		<b>DP0.4</b>
CHECKED BY:	TJ		
DRAWN BY:	MD	PLOT DATE:	2025.11.05



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DRAWING DESCRIPTION:  
**PERSPECTIVE VIEW 3**

PLOT SCALE:	AS NOTED	DRAWING NO.:	
PROJECT NO.:	2025-15		DP0.5
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DRAWN BY:	MD	PLOT DATE:	2025.11.05



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DRAWING DESCRIPTION:  
**PERSPECTIVE VIEW 4**

PLOT SCALE:	AS NOTED	DRAWING NO.:	
PROJECT NO.:	2025-15		DP0.6
CHECKED BY:	TJ		
DRAWN BY:	MD	PLOT DATE:	2025.11.05

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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	DATE:	2025.11.05

**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.

**LEGEND**  
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)  
Elevations are referred to ASCM 365080 Elev=1081.708  
Distances are in metres and decimals thereof.  
Bearings are Grid (31M-1147M) and Derived from GNSS Observations.  
Found Iron Posts are shown thus: ●  
Drill Holes are shown thus: ○  
Found Iron Bars are shown thus: X  
Calculation points are shown thus: +  
Fire Hydrants are shown thus: H  
Water Valves are shown thus: W  
Gas Valves are shown thus: G  
Power Poles are shown thus: P  
Manholes are shown thus: M  
Lamp Standards are shown thus: L  
Street Signs are shown thus: S  
Property lines are shown thus: —  
Utility Right of Ways are shown thus: —  
Eaves are shown thus: —  
Fences are shown thus: — X —  
Streetlight Cables are shown thus: — STL —  
Underground Electrical lines shown thus: — EL —  
Stormlines are shown thus: — ST —  
Sanitary lines are shown thus: — S —  
Combined Storm/Sanitary are shown thus: — CS —  
Telephone Lines are shown thus: — T —  
Waterlines are shown thus: — W —  
Gaslines 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.

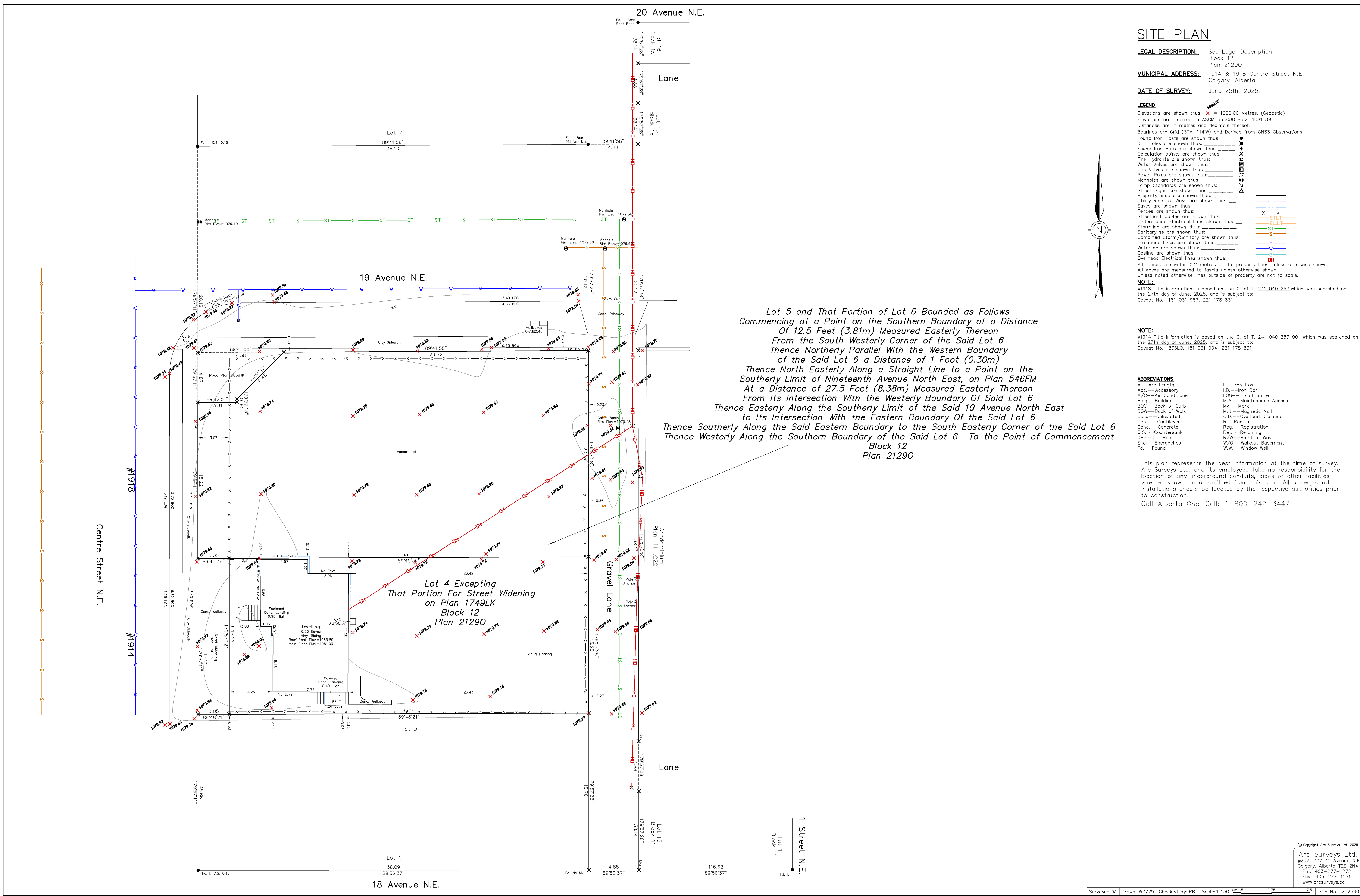
**NOTE:**  
#1918 Title information is based on the C. of T. 241 040 257 which was searched on the 27th day of June, 2025, and is subject to:  
Caveat No.: 181 031 983, 221 178 831

**NOTE:**  
#1914 Title information is based on the C. of T. 241 040 257\_001 which was searched on the 27th day of June, 2025, and is subject to:  
Caveat No.: 8360, 181 031 994, 221 178 831

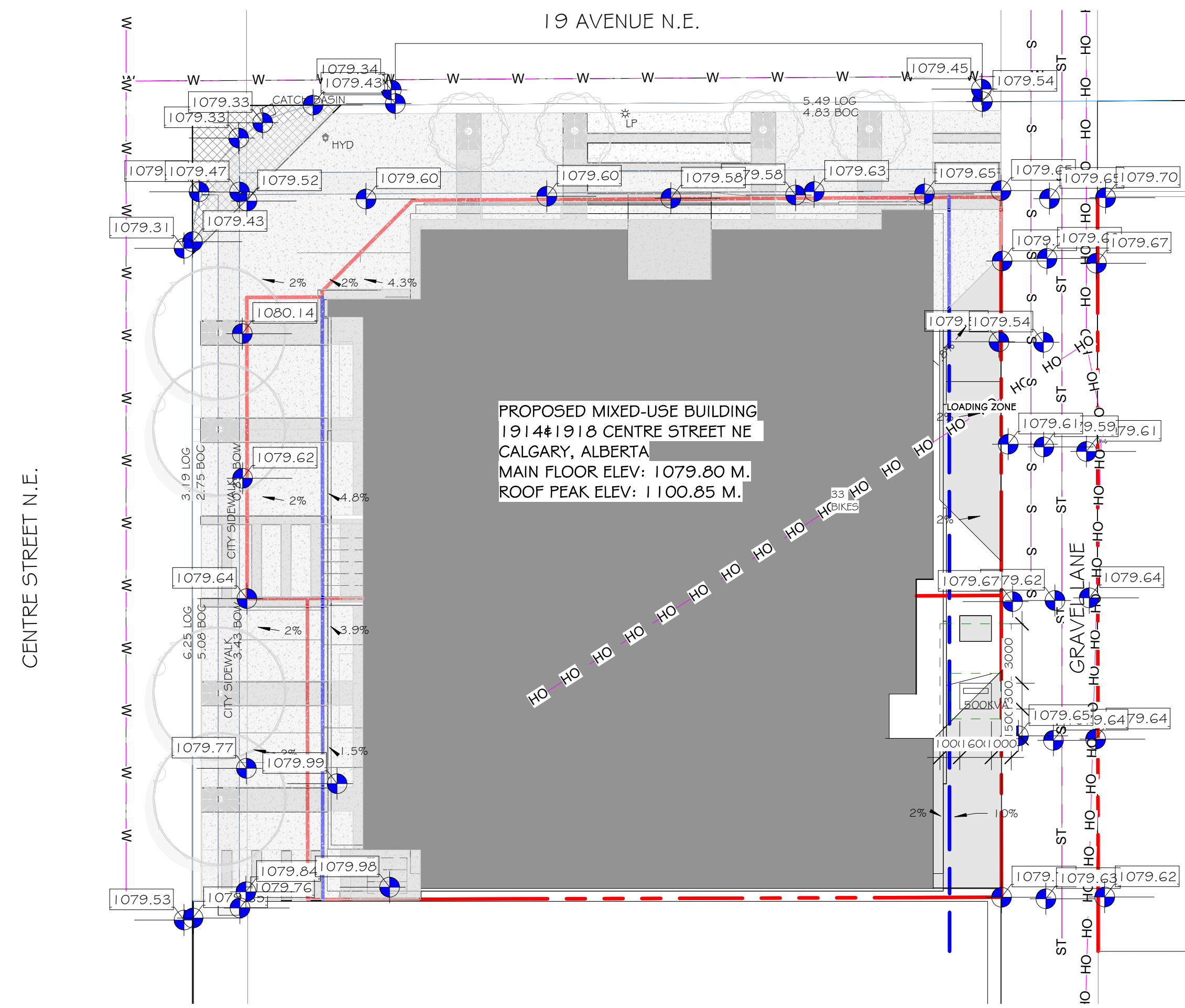
**ABBREVIATIONS**  
A—Arc Length  
Acc—Accessory  
A/C—Air Conditioner  
Bldg—Building  
BOC—Back of Curb  
BOW—Back of Walk  
Calc—Calculated  
Cant—Cantilever  
Conc—Concrete  
C.S.—Countersunk  
DH—Drill Hole  
Enc.—Encroaches  
FD—Found  
I.—Iron Post  
I.B.—Iron Bar  
LOC—Lip of Gutter  
M.A.—Maintenance 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 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

Lot 5 and That Portion of Lot 6 Bounded as Follows  
Commencing at a Point on the Southern Boundary at a Distance of 12.5 Feet (3.81m) Measured Easterly Thereon From the South Westerly Corner of the Said Lot 6 Thence Northerly Parallel With the Western Boundary of the Said Lot 6 a Distance of 1 Foot (0.30m) Thence North Easterly Along a Straight Line to a Point on the Southerly Limit of Nineteenth Avenue North East, on Plan 546FM At a Distance of 27.5 Feet (8.38m) Measured Easterly Thereon From Its Intersection With the Westerly Boundary Of Said Lot 6 Thence Easterly Along the Southerly Limit of the Said 19 Avenue North East to Its Intersection With the Eastern Boundary Of the Said Lot 6 Thence Southerly Along the Said Eastern Boundary to the South Easterly Corner of the Said Lot 6 To the Point of Commencement Block 12 Plan 21290



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Calgary, Alberta T2E 2N4  
Ph: 403-277-1372  
Fax: 403-277-1275  
www.arcsurveys.ca



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



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

CENTRE STREET N.E.

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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	DATE:	2025.11.05



VIEW 1



VIEW 2

VIEW 3



SUBJECT SITE KEY PLAN

VIEW 4

VIEW 8

VIEW 5

VIEW 6

VIEW 7

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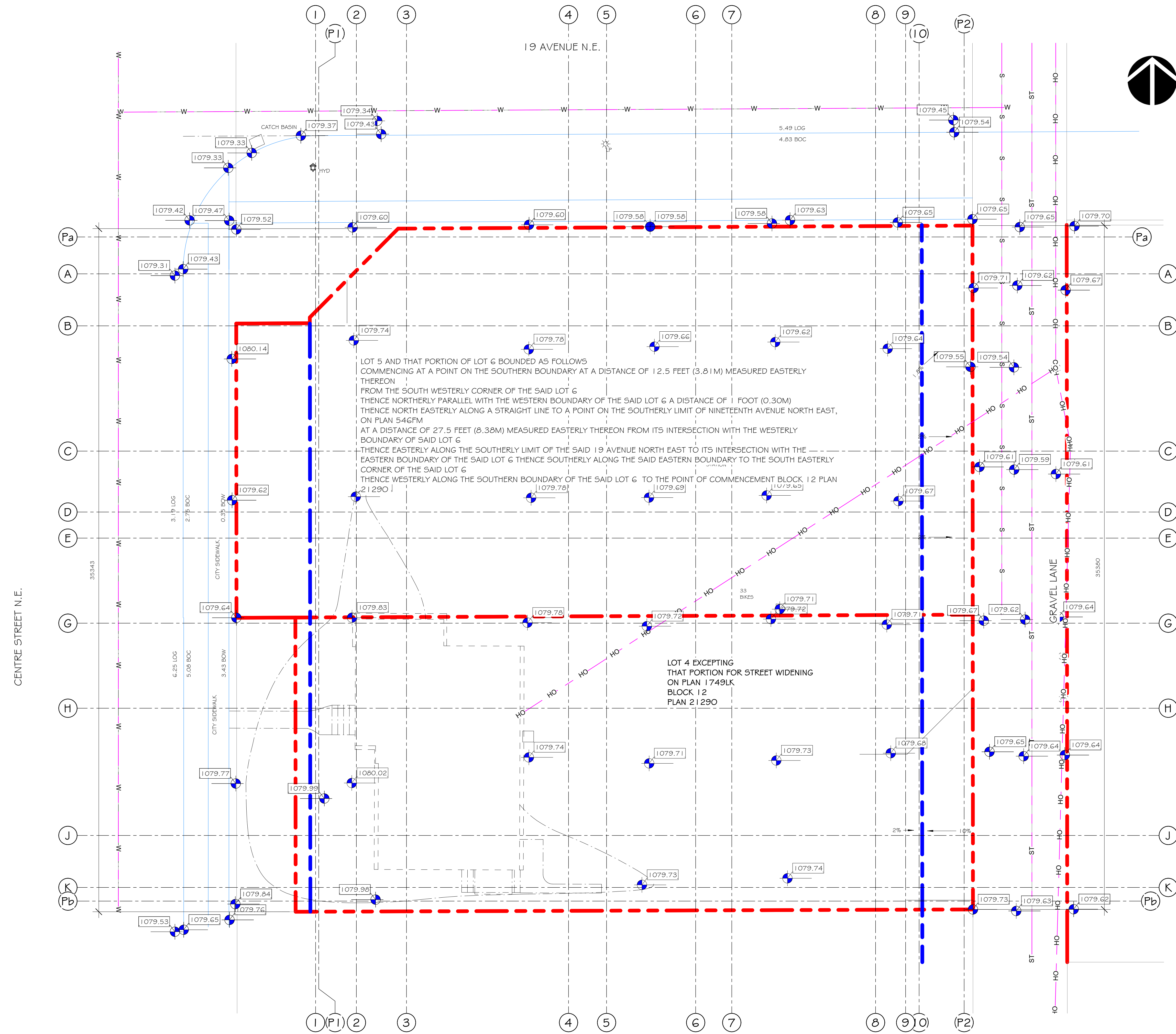
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DRAWING DESCRIPTION:  
**SITE PHOTO**

PLOT SCALE:	AS NOTED	DRAWING NO.:	
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CHECKED BY:	TJ		
DRAWN BY:	MD	PLOT DATE:	2025.11.05



LOT 5 AND THAT PORTION OF LOT 6 BOUNDED AS FOLLOWS COMMENCING AT A POINT ON THE SOUTHERN BOUNDARY AT A DISTANCE OF 12.5 FEET (3.81 M) MEASURED EASTERLY THEREON FROM THE SOUTH WESTERLY CORNER OF THE SAID LOT 6 THENCE NORTHERLY PARALLEL WITH THE WESTERN BOUNDARY OF THE SAID LOT 6 A DISTANCE OF 1 FOOT (0.30M) THENCE NORTH EASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTHERLY LIMIT OF NINETEENTH AVENUE NORTH EAST, ON PLAN 546FM AT A DISTANCE OF 27.5 FEET (8.38M) MEASURED EASTERLY THEREON FROM ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID LOT 6 THENCE EASTERLY ALONG THE SOUTHERLY LIMIT OF THE SAID 19 AVENUE NORTH EAST TO ITS INTERSECTION WITH THE EASTERN BOUNDARY OF THE SAID LOT 6 THENCE SOUTHERLY ALONG THE SAID EASTERN BOUNDARY TO THE SOUTH EASTERLY CORNER OF THE SAID LOT 6 THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF THE SAID LOT 6 TO THE POINT OF COMMENCEMENT BLOCK 12 PLAN 21290

LOT 4 EXCEPTING THAT PORTION FOR STREET WIDENING ON PLAN 1749LK BLOCK 12 PLAN 21290

1 EXISTING SITE PLAN  
1 : 100  
DP1.4

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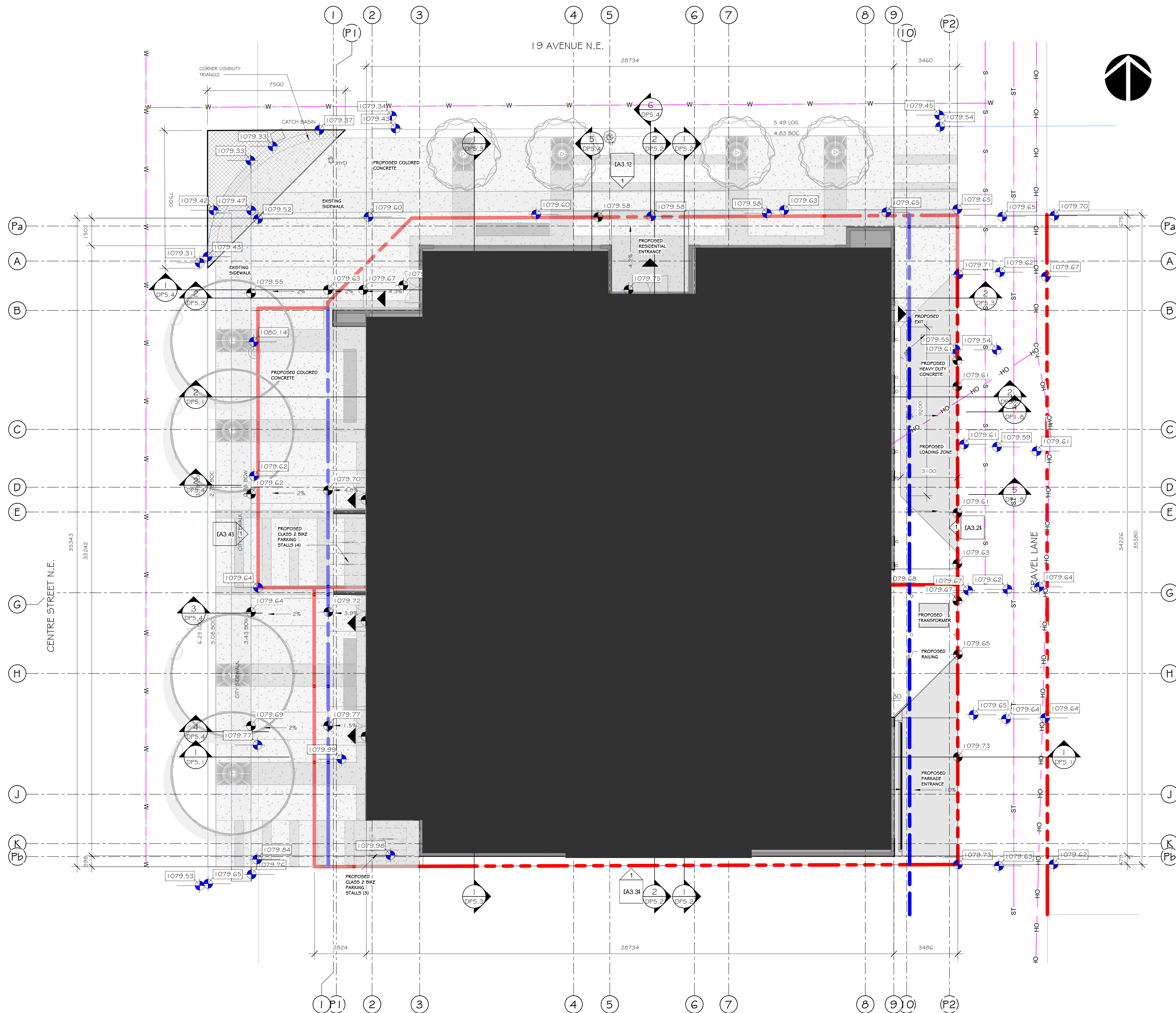
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DRAWING DESCRIPTION:  
**EXISTING SITE PLAN**

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1  
DP1.5  
**PROPOSED SITE PLAN**  
1 : 100

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CALGARY AB. email: info@jmcgroup.ca  
T2R 0S9

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:  
**PROPOSED SITE PLAN**

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP1.5
PROJECT NO.:	2025-15	CHECKED BY:	TJ
DRAWN BY:	MD	PLOT DATE:	2025.11.05



1 NORTH ELEVATION  
DP4.1  
1 : 100



2 WEST ELEVATION  
DP4.1  
1 : 100

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

MATERIAL LEGEND	
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06	ALUMINUM GUARDRAIL - POWDER COATED BLACK

RECORD OF ISSUE		
NO.	DATE	DESCRIPTION
1	2025.11.07	ISSUED FOR DEVELOPMENT PERMIT
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RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

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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DO NOT SCALE DRAWINGS

THIS DRAWING SUPERCEDES PREVIOUS ISSUES

**JACKSON McCORMICK**  
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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:	2025.11.05



1 SOUTH ELEVATION  
DP4.2  
1 : 100



2 EAST ELEVATION  
DP4.2  
1 : 100

MATERIAL LEGEND	
MTL-TAG	MATERIAL DESCRIPTION
01	WINDOW GLAZING, METAL CLAD - VINYL WHITE
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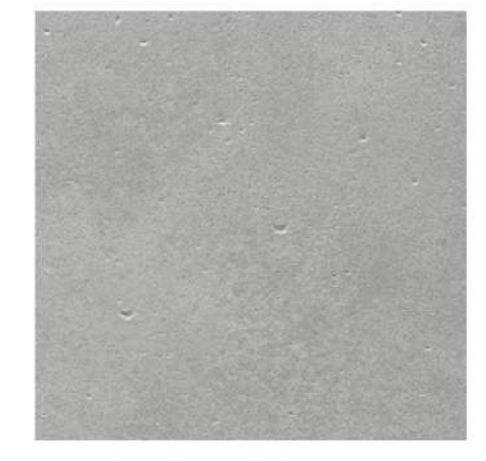
PROJECT:  
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DRAWING DESCRIPTION:  
**ELEVATIONS**

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP4.2
PROJECT NO.:	2025-15	CHECKED BY:	TJ
DRAWN BY:	MD	PLOT DATE:	2025.11.05



1 NORTH ELEVATION COLOR  
1 : 100



INDUSTRIALBLOCK  
Gray

MATERIAL SAMPLE:  
FIBER CEMENT ARCHITECTURAL WALL PANEL  
LIGHT COLOR



2 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	DATE:	2025.11.05



1 SOUTH ELEVATION COLOR  
DP4.4 1 : 100



2 EAST ELEVATION COLOR  
DP4.4 1 : 100

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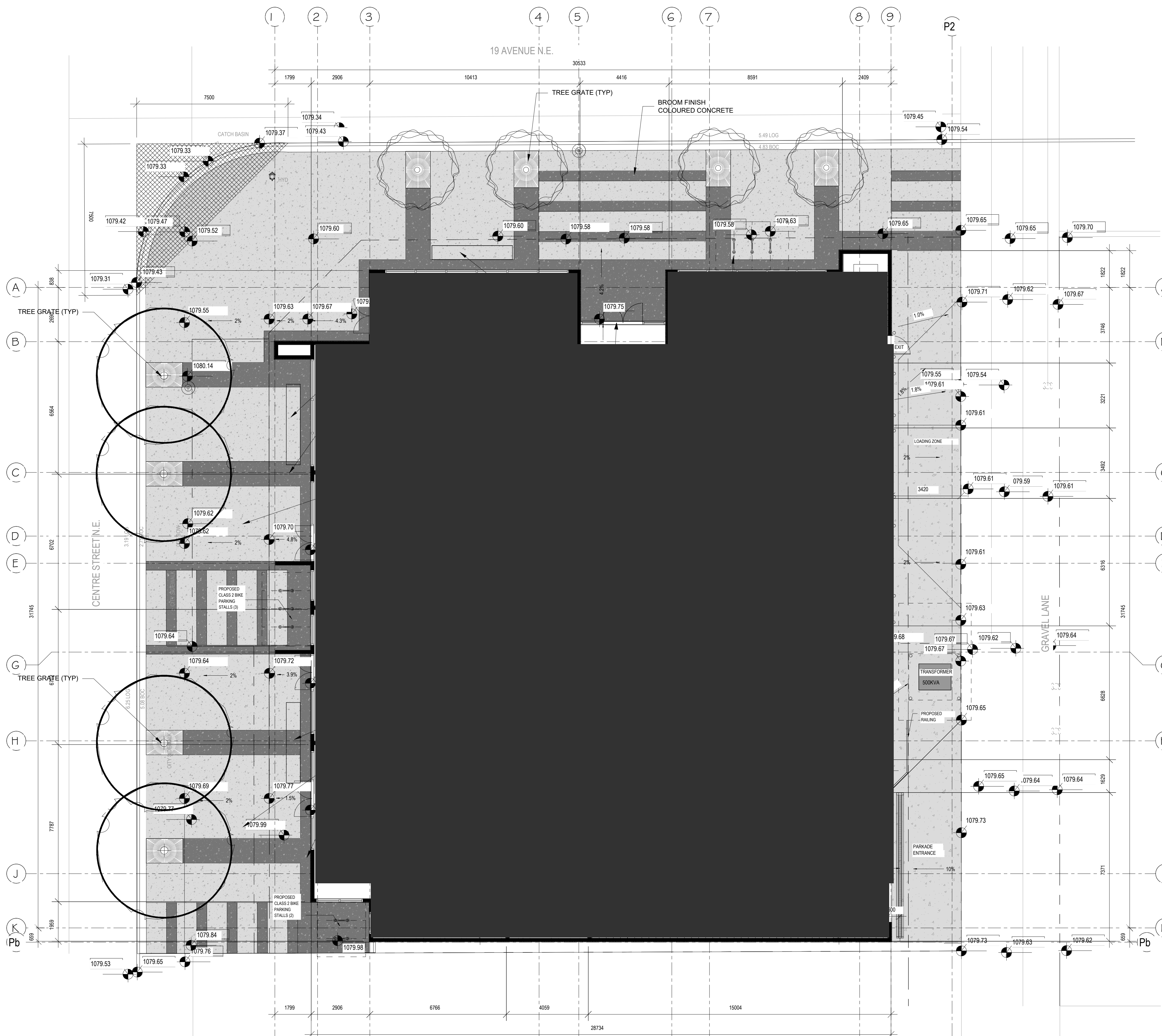
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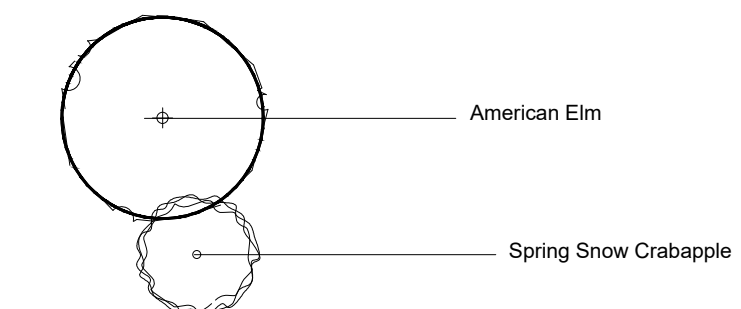
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DRAWING DESCRIPTION:  
**COLOR ELEVATIONS**

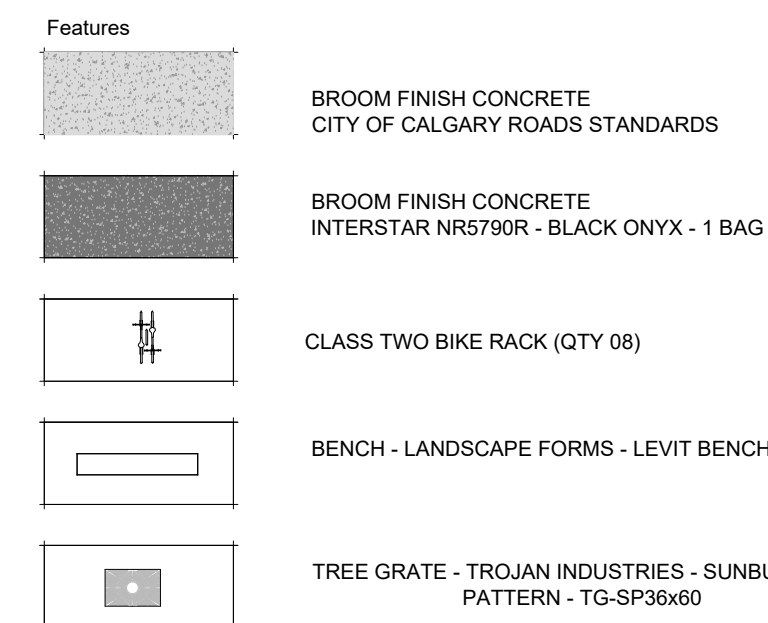
PLOT SCALE:	AS NOTED	DRAWING NO.:	DP4.4
PROJECT NO.:	2025-15	CHECKED BY:	TJ
DRAWN BY:	MD	PLOT DATE:	2025.11.05



PLANT LEGEND: BOULEVARD PLANTING



LEGEND:



PLANT LIST: WITHIN CITY BOULEVARD

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
04	Ulmus americana	American Elm	75mm cal. (B&B), min 900mm wide x 650mm depth root ball
20	Malus x Spring Snow	Spring Snow Flowering Crab	50mm cal. (B&B), min 650mm wide x 550mm depth root ball

GENERAL NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
- WARRANTY ON ALL LANDSCAPE TO BE ONE YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR TO CO-ORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
- DURING CONSTRUCTION, ANY DAMAGE OCCURRING TO PUBLIC LANDS, RESULTING FROM ENCROACHMENT WILL BE MADE GOOD AT TIME OF CONSTRUCTION.
- ALL EXISTING TREES WITHIN 6.0m OF CONSTRUCTION TO BE PROTECTED WITH A TREE PROTECTION FENCE ALONG THE DRIP LINE.
- NEW TREE LOCATIONS TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
- TREES SHALL BE WATERED IN FOR THE WINTER TO ENSURE THAT THE ROOTS ARE FROZEN. TREES SHALL BE REGULARLY CHECKED IN WINTER TO ENSURE THAT ROOTS ARE STILL FROZEN. IF THE WINTER WEATHER VARIES TO PLUS TEMPERATURES WATERING OF THE TREES SHALL BE DONE BY WATER TRUCK TO ENSURE HEALTHY PLANT MATERIAL.
- CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
- ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTIONS BEING MADE.
- ANY DAMAGE TO EXISTING HARD AND SOFT SURFACING TO BE MADE GOOD BY THE CONTRACTOR.
- ALL TREE AND SHRUB SEEDS TO BE MULCHED WITH 75mm BARK MULCH.
- TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL, TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
- SOIL DEPTHS FOR PLANT MATERIAL:  
FOR TREES - 1200mm MIN  
FOR SHRUBS - 600mm MIN  
FOR PERENNIALS - 300mm MIN  
FOR GRASS - 300mm MIN
- ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
- ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE CIVIL PLAN FOR GRADING, CURB AND SERVICING INFORMATION.
- ANY DISCREPANCIES BETWEEN SITE CONDITION AND THOSE ON THE DRAWING TO BE REPORTED IMMEDIATELY TO THE CONSULTANT AT TIME OF CONSTRUCTION.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALGARY PARKS STANDARDS AND GUIDELINES (CURRENT EDITION).
- THE OWNER'S REPRESENTATIVE WILL INSPECT PLANTS AT THE FOLLOWING STAGES, AT TIME OF DELIVERY PRIOR TO INSTALLATION, INSTALLED PLANTS BEFORE COMMENCEMENT OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF EACH REQUIRED INSPECTION. CONTRACTOR SHALL ENSURE REQUIRED PLANTS WILL BE AVAILABLE OR MEET SPECIFICATIONS BEFORE ARRANGING INSPECTION FOR SELECTION AND TAGGING OF PLANTS.
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE, PLANTS WILL BE REJECTED IF SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER.
- STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT.
- PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCLUR DUE TO IMPROPER INSTALLATION.
- ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST.
- ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

LANDSCAPE REMEDIATION

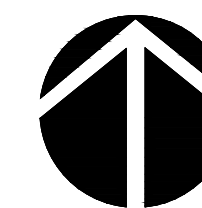
- ANY TURF AREAS DISTURBED DURING THE CONSTRUCTION PROCESS ARE TO BE AMENDED WITH A MINIMUM OF 300 MM DEPTH TOPSOIL AND SOD, AS PER THE TOWN OF COCHRANE DESIGN STANDARDS.
- ANY PLANTING BEDS DISTURBED DURING CONSTRUCTION ARE TO BE AMENDED WITH A MINIMUM OF 600 MM DEPTH TOPSOIL AND A MINIMUM OF 75 MM DEPTH WOOD CHIP MULCH, AS PER THE TOWN OF COCHRANE DESIGN STANDARDS.
- ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACE BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM.

EXISTING LANDSCAPE

- LOCATIONS AND SIZES OF EXISTING PLANT MATERIAL ARE APPROXIMATE.

GRADING NOTES:

- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND RETAINING WALL HEIGHTS INFORMATION.



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DRAWING DESCRIPTION:  
**LANDSCAPE PLAN**

PLOT SCALE:	AS NOTED	DRAWING NO.:	DPL.1
PROJECT NO.:	2025-15	CHECKED BY:	VK
CHECKED BY:	VK	DRAWN BY:	CK
DRAWN BY:	CK	PLOT DATE:	2025.10.31

**1 LANDSCAPE PLAN**  
DPL.1 1:100

