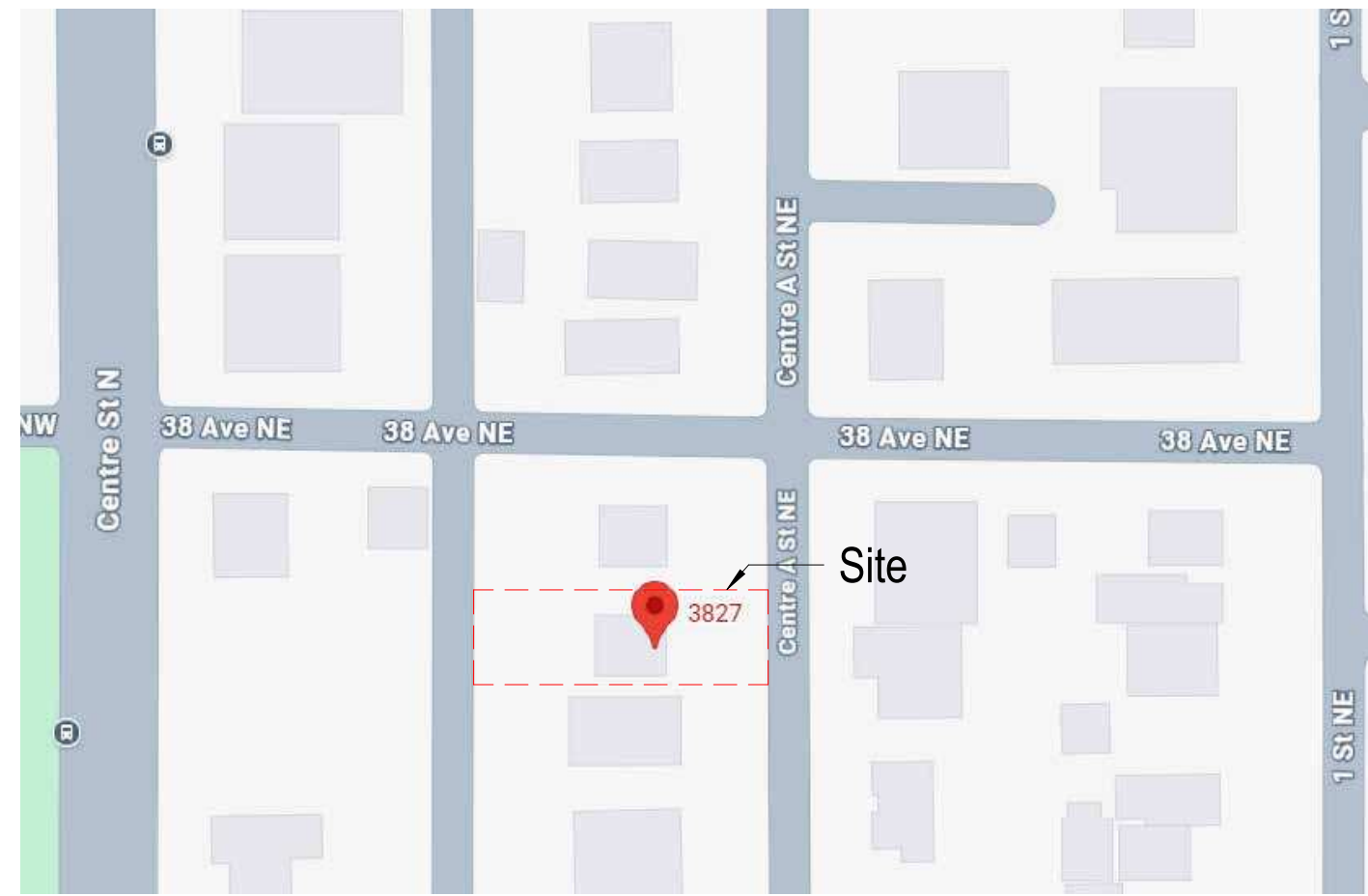
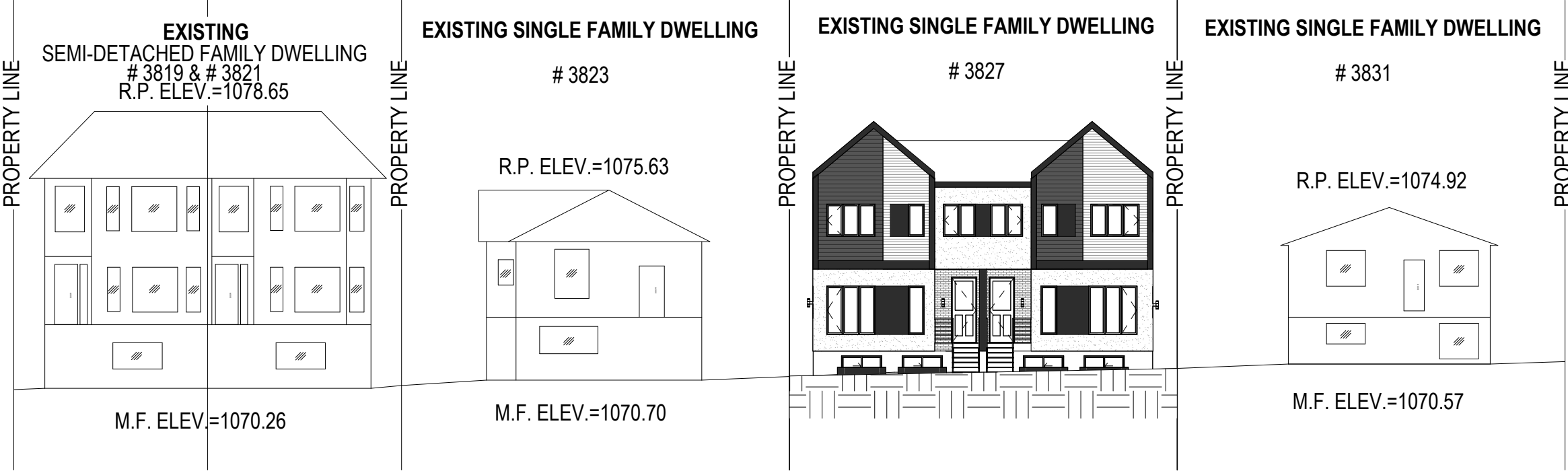


PROPOSED 4 + 4 UNITS TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :



1 LOCATION PLAN
1" = 100'-0"



2 STREETScape
1 : 200

AREA SCHEDULE

	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A		
FIRST FLOOR	61.09	657.54
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	123.86	1333.19
BASEMENT	64.18	690.85

	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B		
FIRST FLOOR	61.09	657.54
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	123.86	1333.19
BASEMENT	64.18	690.85

	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT C		
FIRST FLOOR	63.18	680.04
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	125.95	1355.69
BASEMENT	62.56	673.39

	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT D		
FIRST FLOOR	63.18	680.04
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	125.95	1355.69
BASEMENT	62.56	673.39

LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION

- M-CG RESIDENTIAL – MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED (M-CG) DISTRICT
- NEIGHBOURING LOTS' DESIGNATIONS: R-CG

PART 6: MULTI-RESIDENTIAL DISTRICTS

- DIV. 1: GENERAL RULES FOR MULTI-RESIDENTIAL LAND USE DISTRICTS
- DIV. 2: MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED (M-CG) DISTRICT

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 COMMON AMENITY SPACE

- MAY BE PROVIDED AS COMMON AMENITY SPACE - INDOORS AND AS COMMON AMENITY SPACE - OUTDOORS
- MUST BE ACCESSIBLE FROM ALL THE UNITS
- MUST HAVE A CONTIGUOUS AREA OF NOT LESS THAN 50.0 SQUARE METERS, WITH NO DIMENSION LESS THAN 6.0 METERS
- MUST NOT BE OCATED IN A REQUIRED SETBACK AREA AND
- WHEN PROVIDED AS PART OF A MULTI-RESIDENTIAL DEVELOPMENT-MINOR , MUST BE LOCATED AT GRADE.

558 MOTOR VEHICLE PARKING STALLS

- 0.625 RESIDENT PARKING STALLS PER DWELLING UNIT OR LIVE-WORK UNIT
- 0.5 VISITOR PARKING STALLS

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. 2: M-CG MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED DISTRICT

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 LOW 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 OUTDOOR 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-CG DISTRICT IS 111 UNITS PER HECTARE

582 SETBACKS

- FRONT SETBACK IS THE CONTEXTUAL MULTI-RESIDENTIAL BUILDING SETBACK, OR 3.0M
- REAR SETBACK IS 2.0M FROM THE LANE
- SIDE SETBACKS ARE 1.2M EACH

585 BUILDING HEIGHT AND CROSS SECTION

- MAXIMUM BUILDING HEIGHT IS 12.0M
- THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 10.5 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 9.0 METRES.

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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:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

DATE	No.	REVISION	BY
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SEALS

SCALE

AS NOTED

FILE

Project Number

DATE

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PROJECT

4+4 Units Townhouse

3827 Centre A St NE

DRAWING

COVER SHEET

DWG No.

A000

Calgreen
Living

Design & Build Consulting
Tel: 587-578-1425

PROPOSED COVERAGE = 321.41 (57.63%)

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

LANDSCAPE COVERAGE CALCULATION

TOTAL SITE AREA:	557.70 SQ.M (6002.99 SQ.FT)
BUILDING FOOTPRINT:	319.42 SQ.M (3,459.62 SQ.FT)
GARBAGE & RECYCLING FACILITIES:	11.10 SQ.M (119.51 SQ.FT)
DRIVEWAY:	25.26 SQ.M (271.98 SQ.FT)
CLASS 1 BIKE STORAGE:	5.29 SQ.M (56.94 SQ.FT)
REQUIRED LANDSCAPE AREA(40%):	223.08 SQ.M
REQUIRED LANDSCAPE AREA (STREET-ORIENTED MULTI-RESIDENTIAL LANDSCAPING OPTION):	223.08-22.31 = 200.77 SQ.M
MAX. HARD LANDSCAPE AREA:	110.39 SQ.M
REQUIRED SOFT LANDSCAPE AREA:	60.23 SQ.M
PROPOSED LANDSCAPE AREA:	202.48 SQ.M

TOTAL HARD LANDSCAPE AREA	= 98.24 SQ.M
CONCRETE (NOT INCL. DRIVEWAY):	= 87.32 SQ.M
GRAVEL	= 10.92 SQ.M

TOTAL SOFT LANDSCAPE AREA	= 104.24 SQ.M
MULCH:	= 61.92 SQ.M
SOD:	= 12.36 SQ.M
MULCH	= 29.96 SQ.M

PLANTING REQUIREMENT
6 TREES + 16 SHRUBS

TREE SCHEDULE

PROPOSED TREE

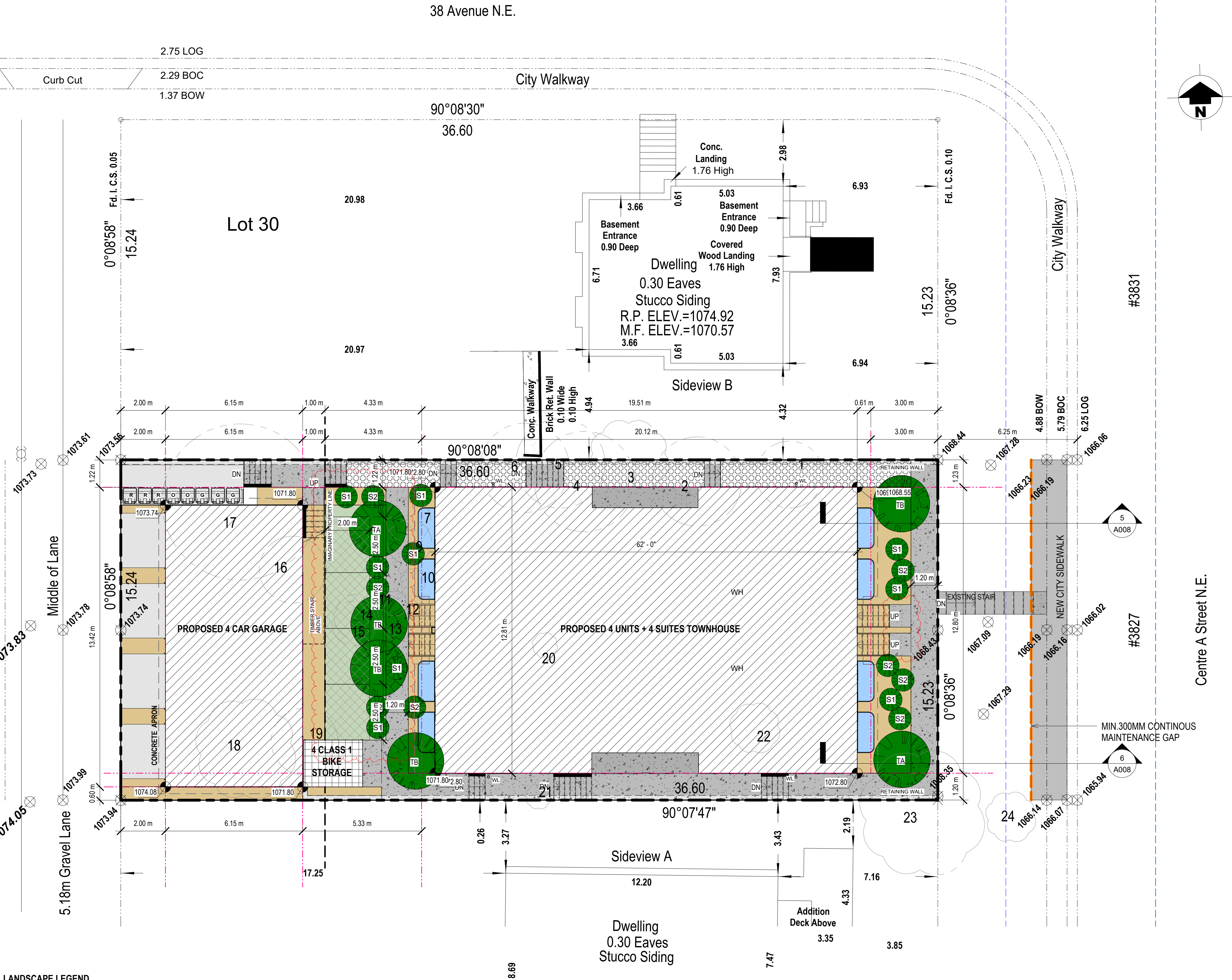
TREE NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	QTY
TA	CONIFEROUS TREE (BLUE SPRUCE)	0.85	1.20	2.00	2
TB	DECIDUOUS TREE (TOBA HAWTHORN)	0.75	1.50	1.50	4
S1	SHRUB (LILAC)	--	0.61	0.61	8
S2	SHRUB (SASKATOON BERRY)	--	0.61	0.61	8

REMOVED

Tree NO.	VARIETY	CALIPER (±)	SPREAD (±)	HEIGHT (±)	LOCATION
T1	CONIFEROUS TREE	0.30	3.00	12.00	IN PROPERTY
T2	CONIFEROUS TREE	0.30	4.00	12.00	IN PROPERTY
T3	BUSH	--	2.00	3.00	IN PROPERTY
T4	DECIDUOUS TREE	0.20	5.00	4.50	IN PROPERTY
T5	DECIDUOUS TREE	0.20	4.00	5.00	IN PROPERTY
T6	DECIDUOUS TREE	0.20	4.00	5.00	IN PROPERTY
T7	DECIDUOUS TREE	0.10	2.00	4.00	IN PROPERTY
T8	DECIDUOUS TREE	0.10	2.00	4.00	IN PROPERTY
T9	DECIDUOUS TREE	0.10	2.00	4.00	IN PROPERTY
T10	BUSH	--	1.00	2.50	IN PROPERTY
T11	BUSH	--	1.00	2.50	IN PROPERTY
T12	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T13	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T14	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T15	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T16	DECIDUOUS TREE	0.10	3.00	4.00	IN PROPERTY
T17	DECIDUOUS TREE	0.40	7.00	8.00	IN PROPERTY
T18	BUSH	--	4.00	3.00	IN PROPERTY
T19	DECIDUOUS TREE	0.10	3.00	5.00	IN PROPERTY
T20	BUSH	--	1.00	2.00	IN PROPERTY
T21	BUSH	--	1.00	2.00	IN PROPERTY
T22	BUSH	--	2.00	3.00	IN PROPERTY
T23	BUSH	--	5.00	2.00	IN PROPERTY
T24	BUSH	--	2.00	3.00	IN CITY 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 UNDERGROUND IRRIGATION SYSTEM;
- PROVIDE 6" BICYCLE CONCRETE WHEEL TROUGH ALONG SIDE STAIRS GOING TO BIKE STORAGE.
- ALL SODDED AREAS NEED TO BE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES.



LANDSCAPE LEGEND	
	PROPERTY LINES
	SETBACKS
	ROOF OVERHANG
	PROPOSED CONC. PATHWAY
	PROPOSED BUILDING
	PROPOSED SOD
	PROPOSED MULCH
	PROPOSED PERMEABLE PAVING
	PROPOSED CONCRETE APRON DRIVEWAY & WASTE AND RECYCLING FACILITY

1 LANDSCAPE PLAN
1 : 100

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PERMIT NUMBERS:

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DECISION
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Date 3	3	DR3	
DATE	No	REVISION	BY

SEALS

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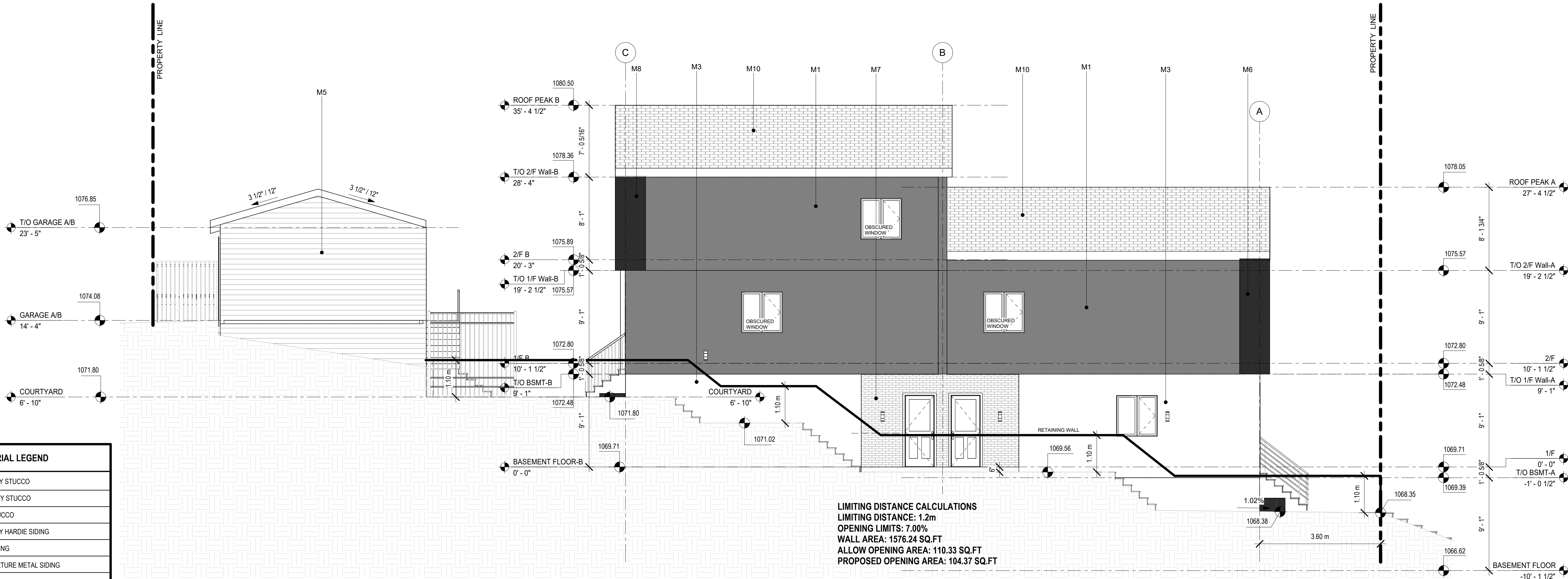
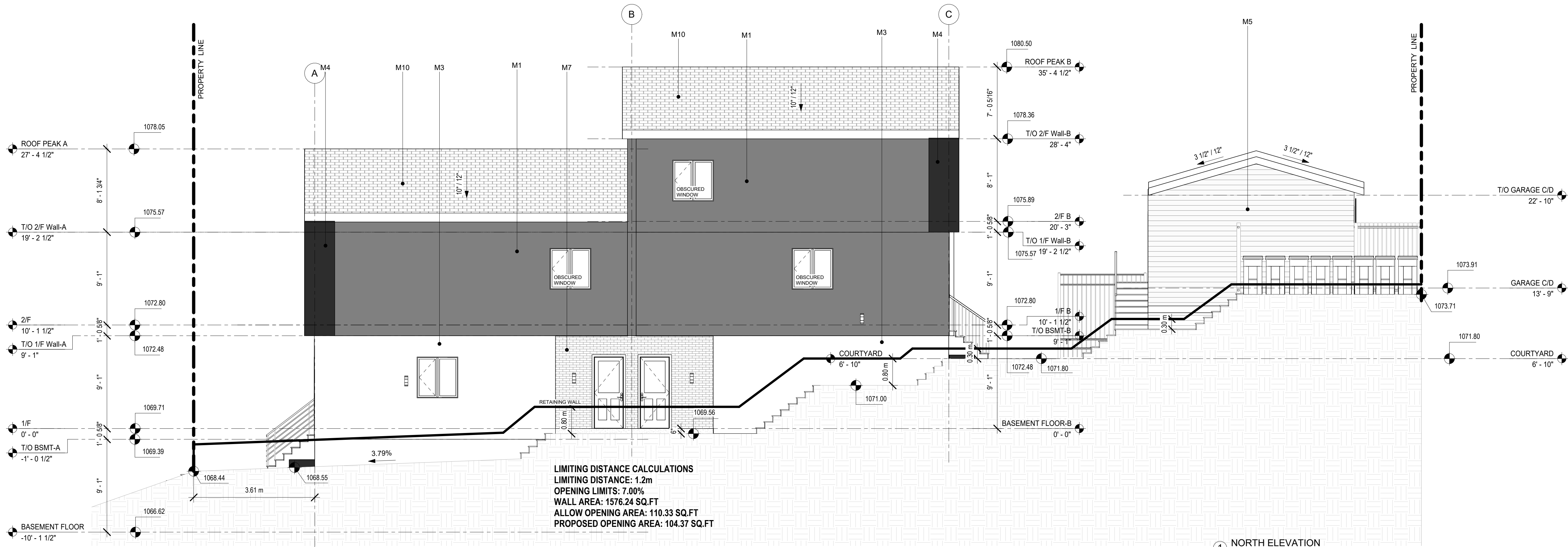
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PROJECT
4+4 Units Townhouse

3827 Centre A St NE

DRAWING	DWG No
LANDSCAPE PLAN	A002

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 HARDIE SIDING
M5	WHITE SIDING
M6	WOOD TEXTURE METAL SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE

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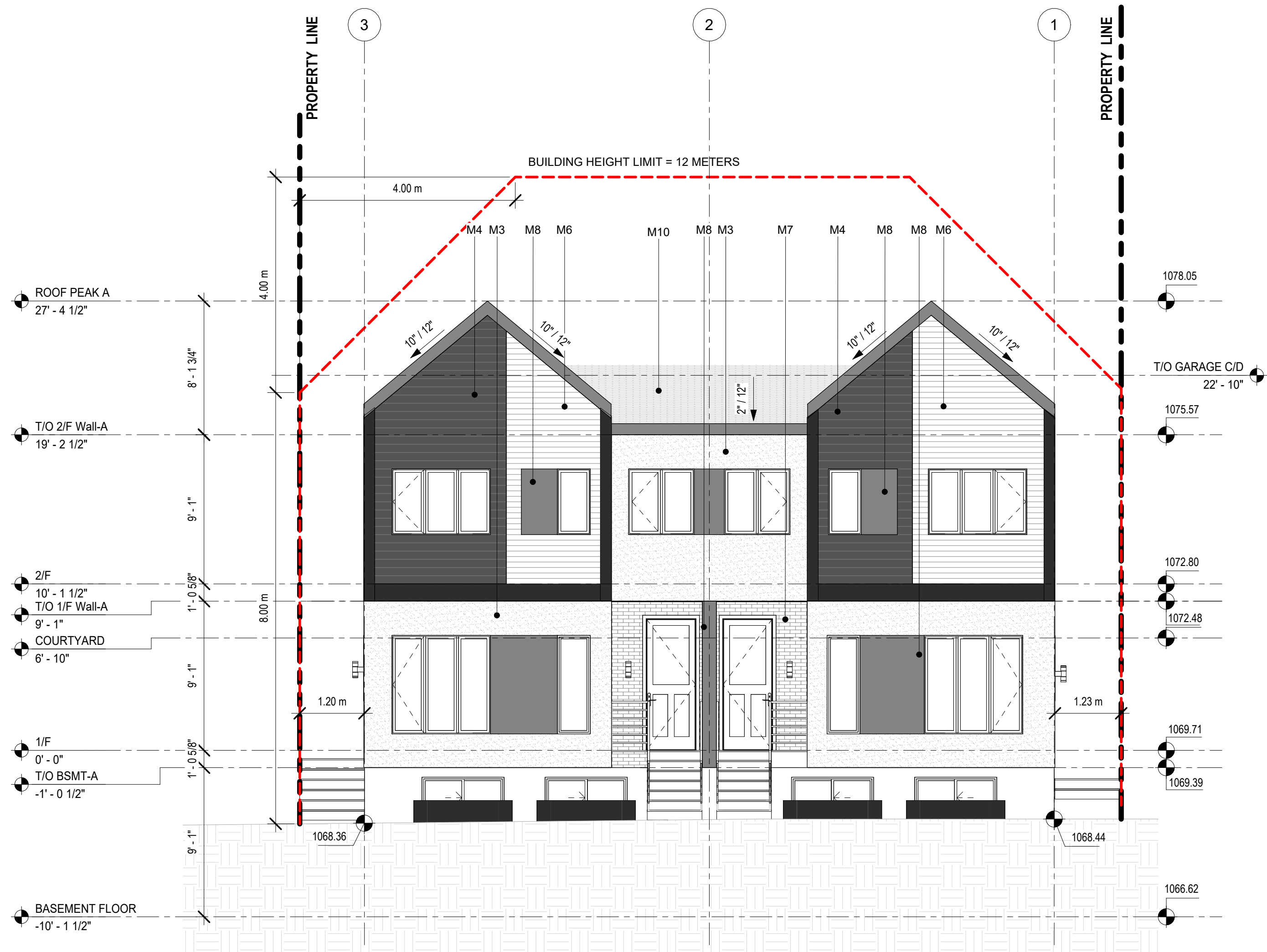
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PROJECT	4+4 Units Townhouse
3827 Centre A St NE	

DRAWING	ELEVATION-1	DWG No.	A005
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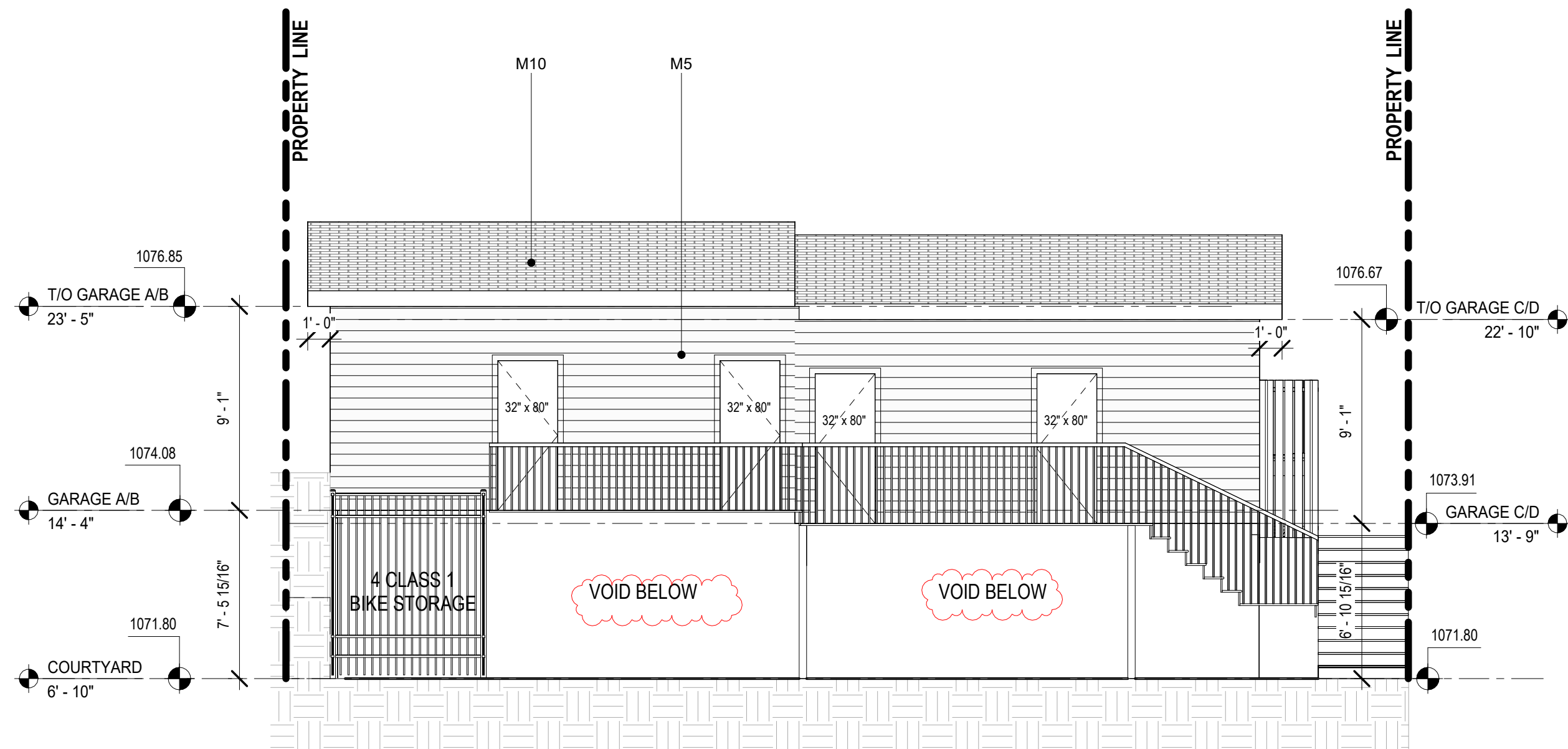
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Tel: 587-578-1425



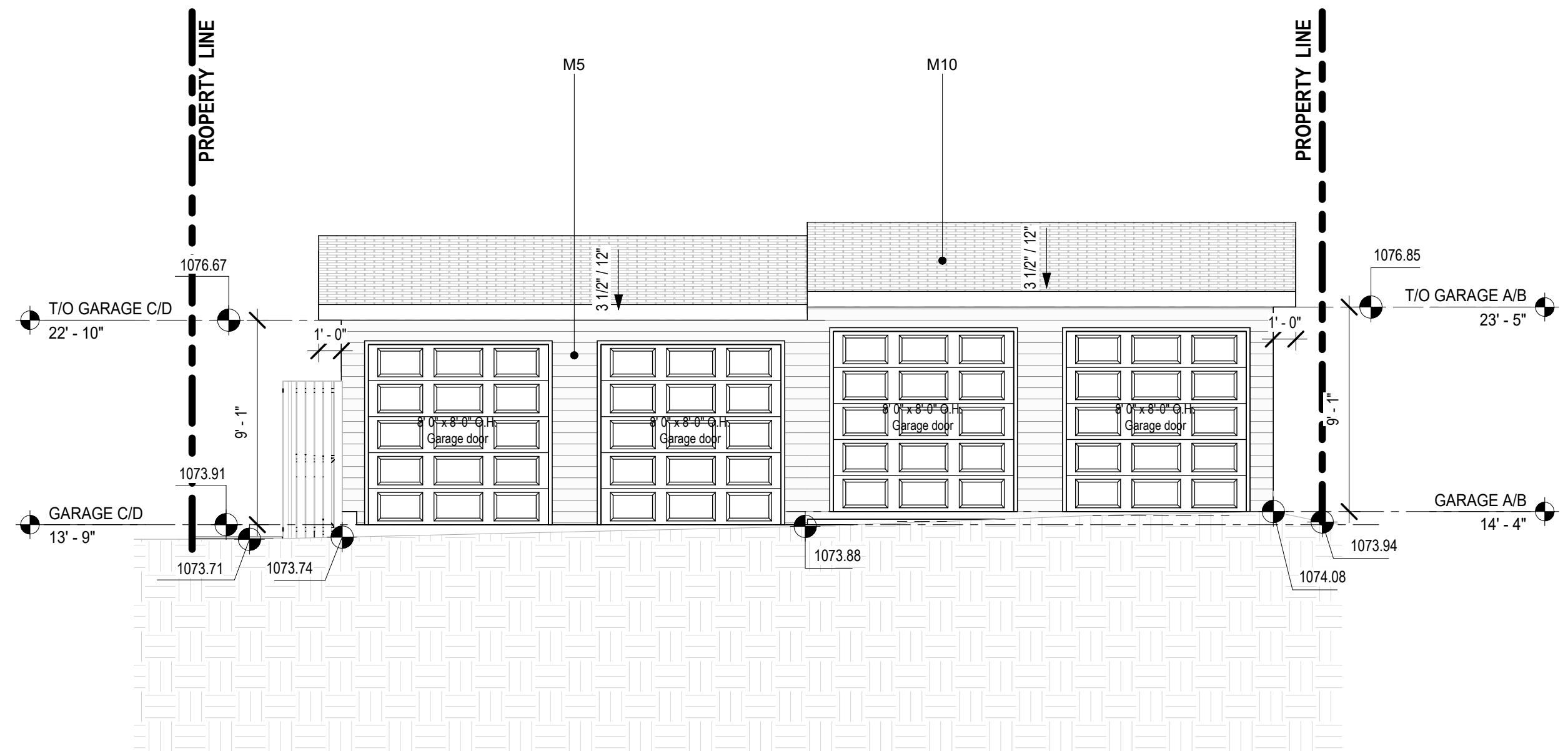
① EAST ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"



③ GARAGE EAST ELEVATION
3/16" = 1'-0"



④ GARAGE WEST ELEVATION
3/16" = 1'-0"

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

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DATE 2026-06-25 9:44:57 AM

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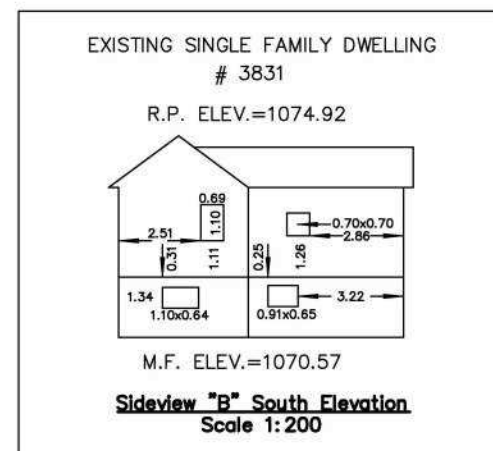
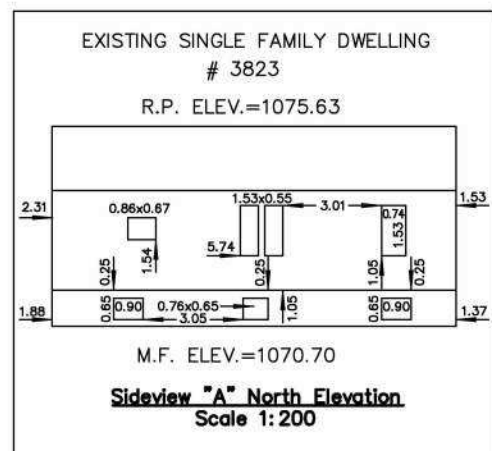
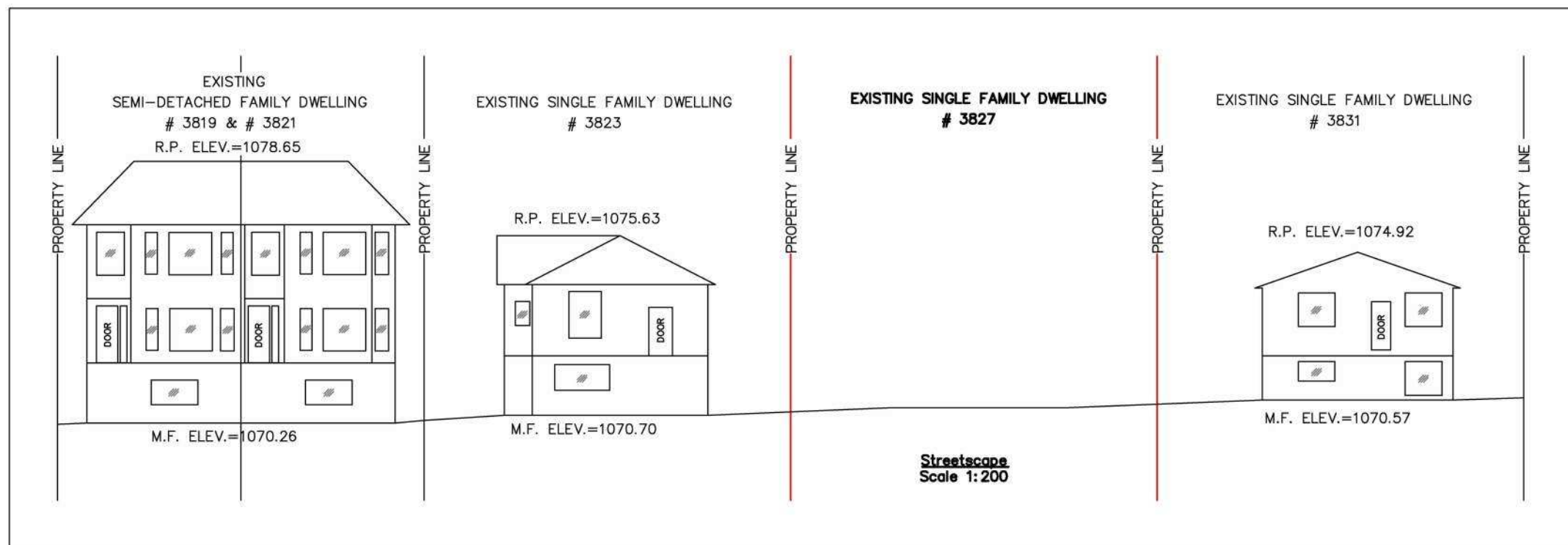
PROJECT 4+4 Units Townhouse

3827 Centre A St NE

DRAWING ELEVATION-2

DWG No A006

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Tel: 587-578-1425



DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 31 Block 18 Plan 3674S

MUNICIPAL ADDRESS: 3827 Centre A Street N.E. Calgary, Alberta

DATE OF SURVEY: September 11th, 2025.

SCALE: 1:200 0 5 10 15 20 METRES

NOTES:

Elevations are shown thus: $\square$ = 1000.00 metres. (Geodetic)

Elevations are geodetic and derived from ASCM: **38461 ELEV: 1075.62**

All dimensions are ground in metres and decimals thereof unless otherwise shown.

All distances on curves are arc distances.

Bearings are grid (3TM, CM114) and derived from GNSS Observations.

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.

LEGEND:	
Acc. - Accessory	Calculation points shown thus: $\times$
A/C - Air Conditioner	Elevations shown thus: $\bullet$
Blgd - Building	Found Iron Posts shown thus: $\circ$
BOC - Back of Curb	Fire Hydrants shown thus: Δ
BOW - Back of Walk	Lamp Standards shown thus: $\square$
Calc. - Calculated	Manholes shown thus: $\square$
Cont. - Cantilever	Power Poles shown thus: $\square$
Conc. - Concrete	Street Signs shown thus: Δ
C.S. - Countersunk	Electrical Meter shown thus: $\square$
DH - Drill Hole	Gas Meter shown thus: $\square$
Enc. - Encroaches	Property Lines shown thus: $\square$
ELEV - Elevation	Right of Way shown thus: $\square$
FD - Found	Eaves shown thus: $\square$
I. - Iron Post	Fences shown thus: $\square$
LOG - Lip of Gutter	Overhead Lines shown thus: $\square$
M.A. - Maintenance Access	Gasline shown thus: $\square$
M.F. - Main Floor	Sanitaryline shown thus: $\square$
Mk. - Mark	Stormline shown thus: $\square$
O.D. - Overland Drainage	Waterline are shown thus: $\square$
Ret. - Retaining	
R.P. - Roof Peak	
R/W - Right of Way	
W/O - Walkout Basement	
W.W. - Window Well	
Coniferous Tree -	Deciduous Tree -

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.
All underground installations should be located by the respective authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree Schedule				
Tree	Type	ϕ	Spread	Height
1	Coniferous	0.30	3.00	12.00
2	Coniferous	0.30	4.00	12.00
3	Bush	---	2.00	3.00
4	Deciduous	0.20	5.00	4.50
5	Deciduous	0.20	4.00	5.00
6	Deciduous	0.20	4.00	5.00
7	Deciduous	0.10	2.00	4.00
8	Deciduous	0.10	2.00	4.00
9	Deciduous	0.10	2.00	4.00
10	Bush	---	1.00	2.50
11	Bush	---	1.00	2.50
12	Deciduous	0.10	2.00	4.50
13	Deciduous	0.10	2.00	4.50
14	Deciduous	0.10	2.00	4.50
15	Deciduous	0.10	2.00	4.50
16	Deciduous	0.10	3.00	4.00
17	Deciduous	0.40	7.00	8.00
18	Bush	---	4.00	3.00
19	Deciduous	0.10	3.00	5.00
20	Bush	---	1.00	2.00
21	Bush	---	1.00	2.00
22	Bush	---	2.00	3.00
23	Bush	---	5.00	2.00
24	Bush	---	2.00	3.00



2819A Centre Street N.W.
Calgary, Alberta T2E 2V7
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
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Job: 25-0679 | Surveyed: HW | Drawn: VH | Checked by: AB

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PROJECT

4+4 Units Townhouse

3827 Centre A St NE

DRAWING SURVEY RECORD DWG No. A009

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