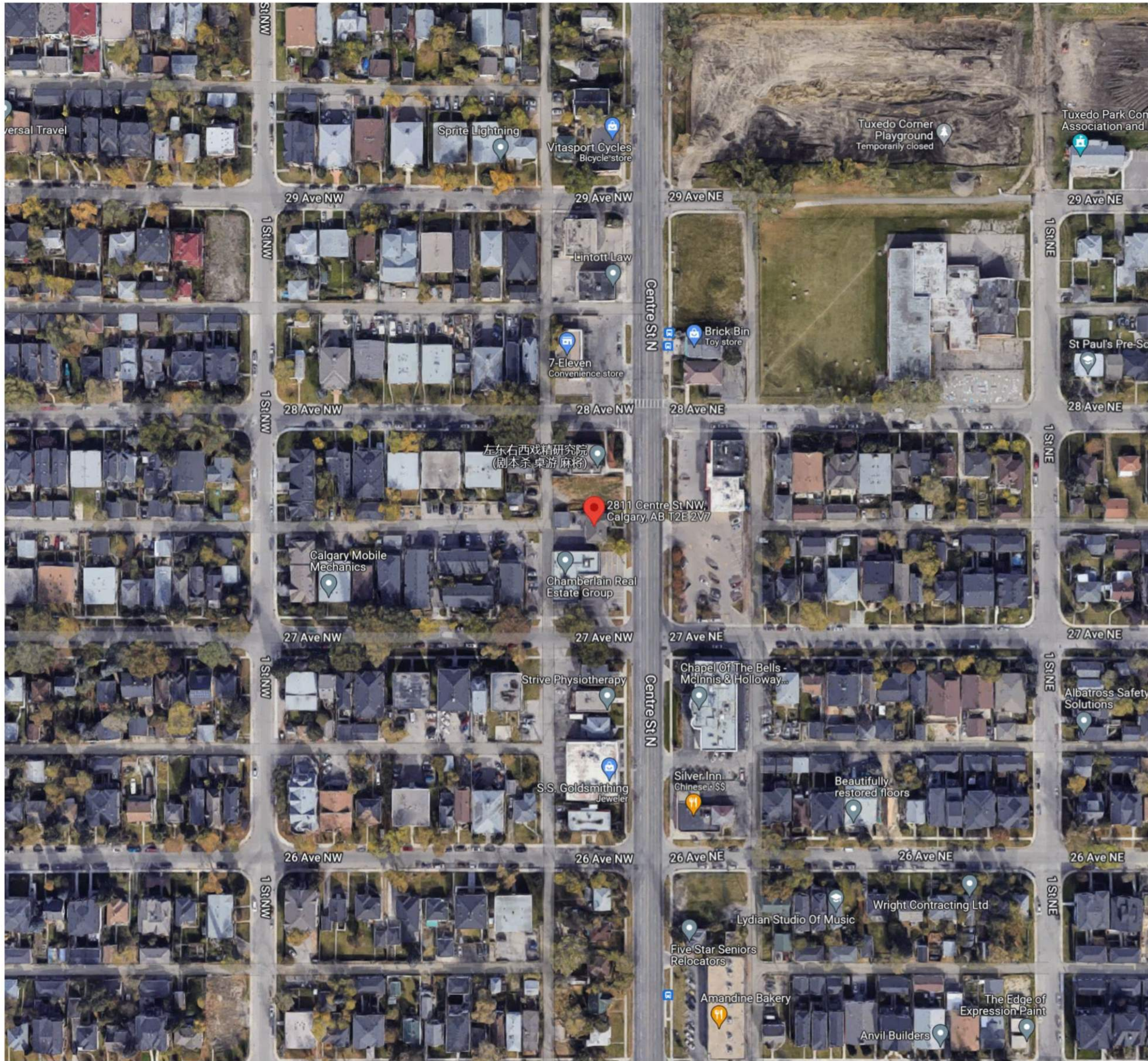
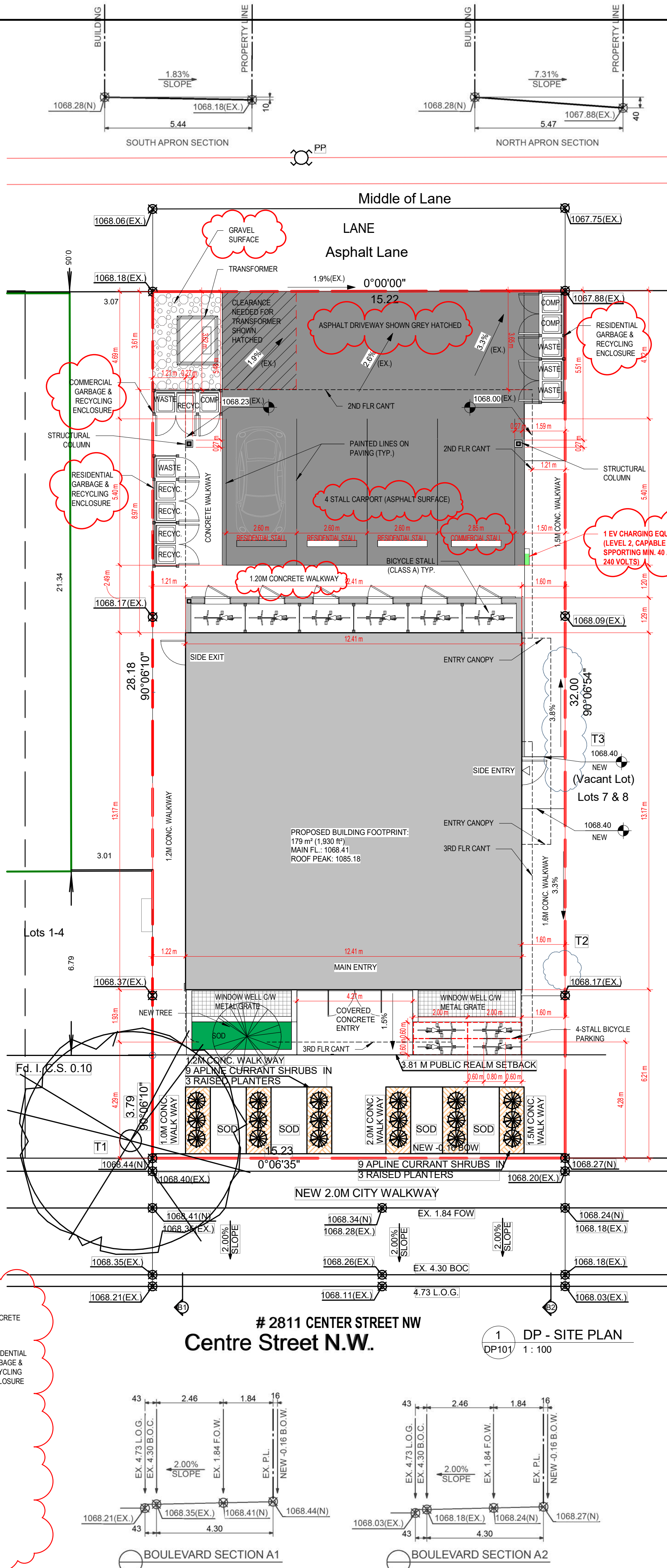
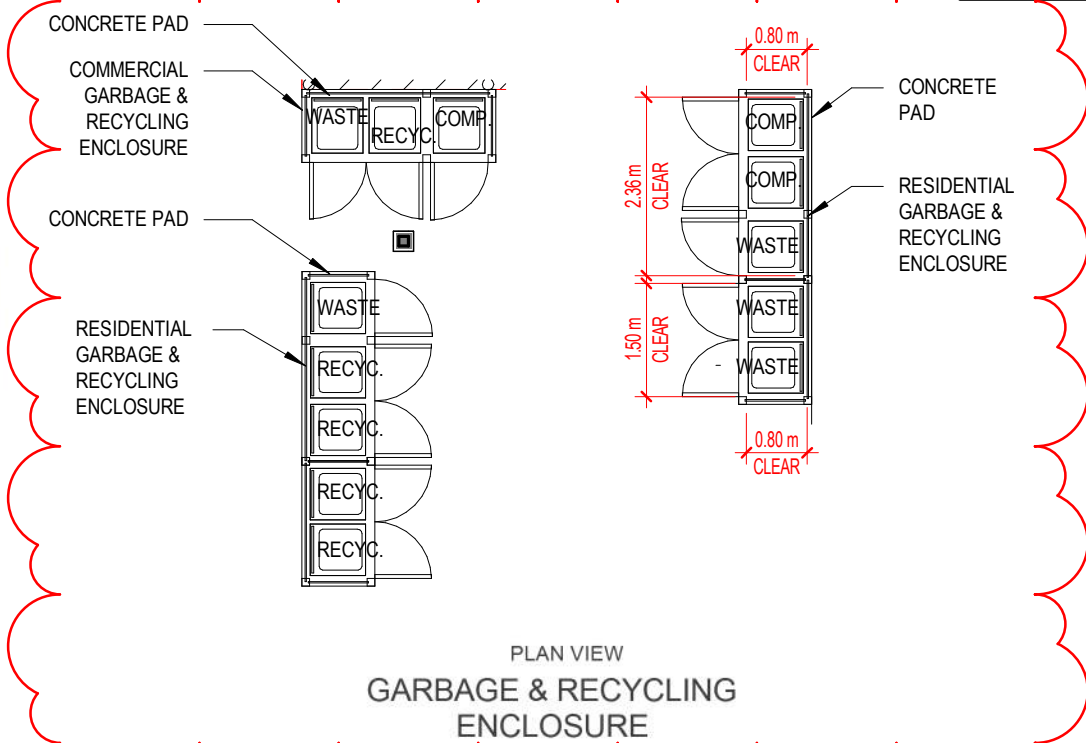


AMENDED DRAWINGS
DP No Date Received
DP2026-00451 MAR 30 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



VACINITY PLAN
NOT TO SCALE



SITE PLAN/ BLOCK PLAN/ LANDSCAPE PLAN

SCALE: 1:100

SITE & BY-LAW INFORMATION

MUNICIPAL ADDRESS:
2811 CENTRE STREET NW

LEGAL DESCRIPTION:
LOTS 5 & 6
BLOCK 28
PLAN 2617AG

ZONING:
MU-2 F4.0 H23 MIXED USE - ACTIVE FRONTAGE

OCCUPANCY:
GROUP C - RESIDENTIAL
GROUP D - BUSINESS AND PERSONAL SERVICES

AREA OF SITE:
SITE AREA: 487.01 m²
0.0487 HECTARES
(0.12 ACRES)

PROPOSED FLOOR AREA:
LOWER FLOOR: 178 m²
(1915 SQ. FT.)
MAIN FLOOR: 178 m²
(1915 SQ. FT.)
2ND FLOOR: 265 m²
(2851 SQ. FT.)
3RD FLOOR: 281 m²
(3023 SQ. FT.)
4TH FLOOR: 281 m²
(3023 SQ. FT.)

F.A.R.
MAXIMUM: 1948.04 m² (4 F.A.R.)

PROPOSED F.A.R.: 1005 m² (2.0 F.A.R.)

MAX. HEIGHT
ALLOWED HEIGHT: 23.0 m

PROPOSED HEIGHT: 16.76 m (T.O.MECH.PENTHOUSE)

SETBACKS
PERMITTED FRONT SETBACK: 3.81 m PUBLIC REALM
PROPOSED FRONT SETBACK: 6.21 m (1ST & 2ND FLR)
4.28 m (3RD & 4TH FLR)

PERMITTED SIDE SETBACKS: 0 m
PROPOSED SIDE SETBACKS: 1.60 m(NORTH)
1.21 m(SOUTH)

PERMITTED REAR SETBACK: 0 m
PROPOSED REAR SETBACK: 3.65 m (2ND FLR)

PARKING
PROVIDED 4 PARKING STALLS FROM THE LANE

BICYCLE STALLS
PROVIDED: 4 STALLS (FOR CRU)
PROVIDED: 10 CLASS A STALLS (FOR RESIDENTIAL UNITS)

NOTE: ALL GEODETICS EXISTING UNLESS NOTED 'NEW'

CONIFEROUS TREES

LOWER WATER	QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	1	ACER GINNALA	AMUR MAPLE	75mm CAL.

CONIFEROUS SHRUBS

LOWER WATER	QTY/REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	18	RIBES ALPUNUM	APLINE CURRANT	MIN. 600 SPR

EXISTING LANDSCAPING

Tree No.	TYPE	CAL. (±)	CAN. (±)	HT. (±)	LOCATION	Disposition
T1	DECIDUOUS	0.30	8.0	7.0	In Adj Property	To Remain
T2	BUSH	---	1.3	1.80	In Subject Property	To Be Removed
T3	BUSH	---	1.3	1.70	In Subject Property	To Be Removed

NOTES:

- ALL PLANT MATERIALS TO BE A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION
- ALL DECIDUOUS TREES TO BE MIN. CALLIPER OF 75 MILLIMETERS
- ALL CONIFEROUS TREES TO BE MIN. HEIGHT OF 3.0 METERS
- ALL SHRUBS TO BE A MIN. HEIGHT OR SPREAD OF 0.60 METERS AT THE TIME OF PLANTING
- ALL SOD TO BE DROUGHT TOLERANT GRASS SPECIES
- MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS
- MINIMUM SOIL DEPTH OF 1200MM FOR TREES AND MIN. SOIL DEPTH OF 300MM FOR ALL OTHER AREAS
- SOIL DEPTHS MUST COVER AN AREA EQUAL TO THE MATURE SPREAD OF THE PLANT
- ALL SOFT LANDSCAPING TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM
- ALL SOD TO BE DROUGHT TOLERANT GRASS SPECIES

LEE ARCHITECTURE STUDIO INC.

ARCHITECTURE & DESIGN

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Ph: 403-616-2762
E-mail: seanlee@architect@gmail.com

project architect

seal

consultant

permit

no.	rev / issued for	date
A	DP DTR #1	26-03-27

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client

OWNER

project

ARKHAM MIXED USE

2811 CENTRE STREET NW
CALGARY, AB CANADA, T2E 2V7

drawing title

SITE PLAN / VINCINITY PLAN

sheet

DP101

drawn	scale
-	As indicated

checked	project no.
SL	2505



NOTE: All images and designs depicted are architect's conceptual renderings based on preliminary development plans and are provided for illustrative purposes only.

DEVELOPMENT
PERMIT
DECISION
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ON THIS PLAN

AMENDED DRAWINGS
DP No DP2026-00451 Date Received MAR 30 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

LEE
ARCHITECTURE
STUDIO INC.
ARCHITECTURE & DESIGN

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project architect

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client

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ARKHAM MIXED USE

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CALGARY, AB CANADA, T2E 2V7

drawing title

PERSPECTIVE VIEWS

sheet

DP301

drawn SL	scale N.T.S.
checked SL	project no. 2505

