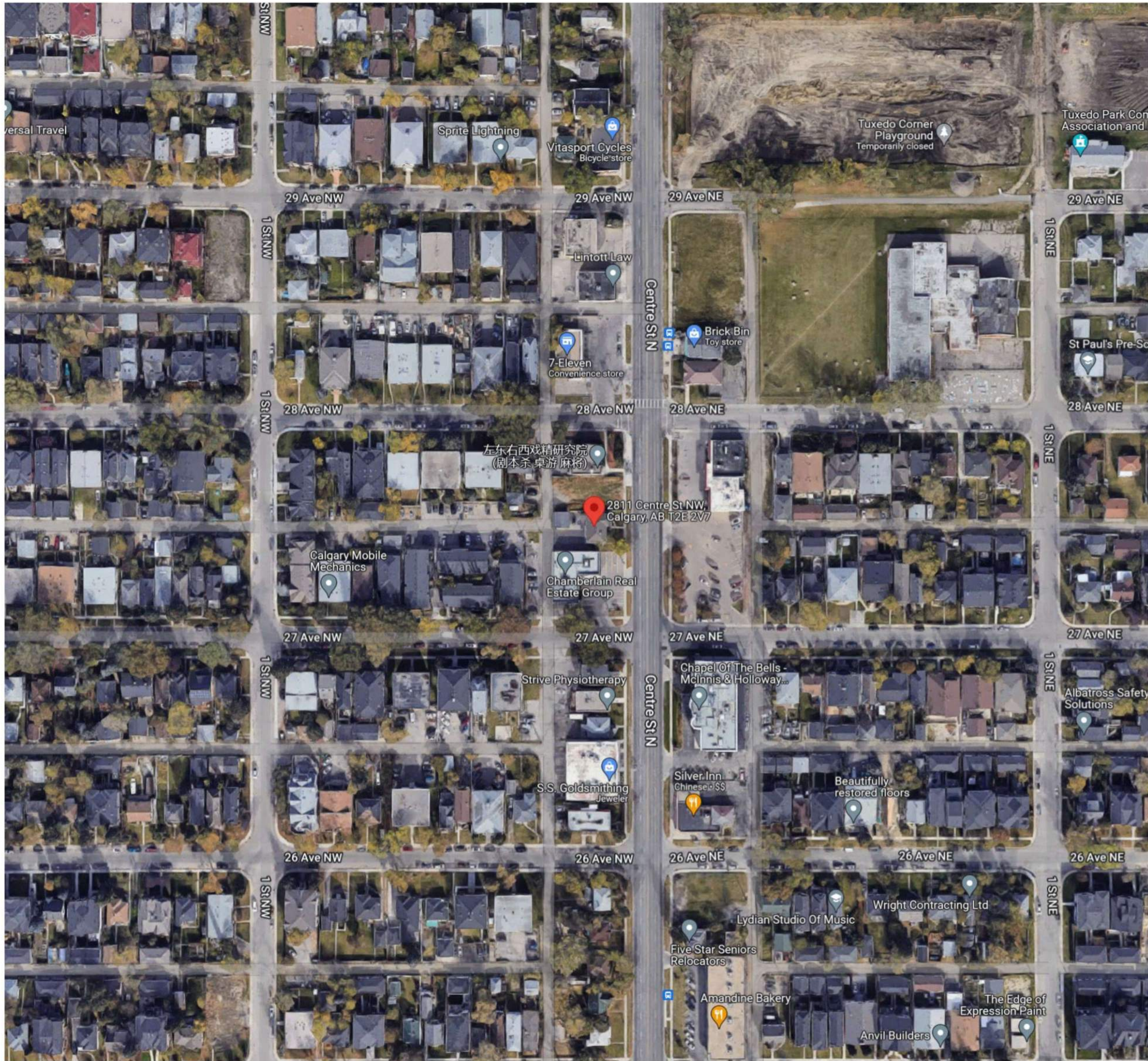
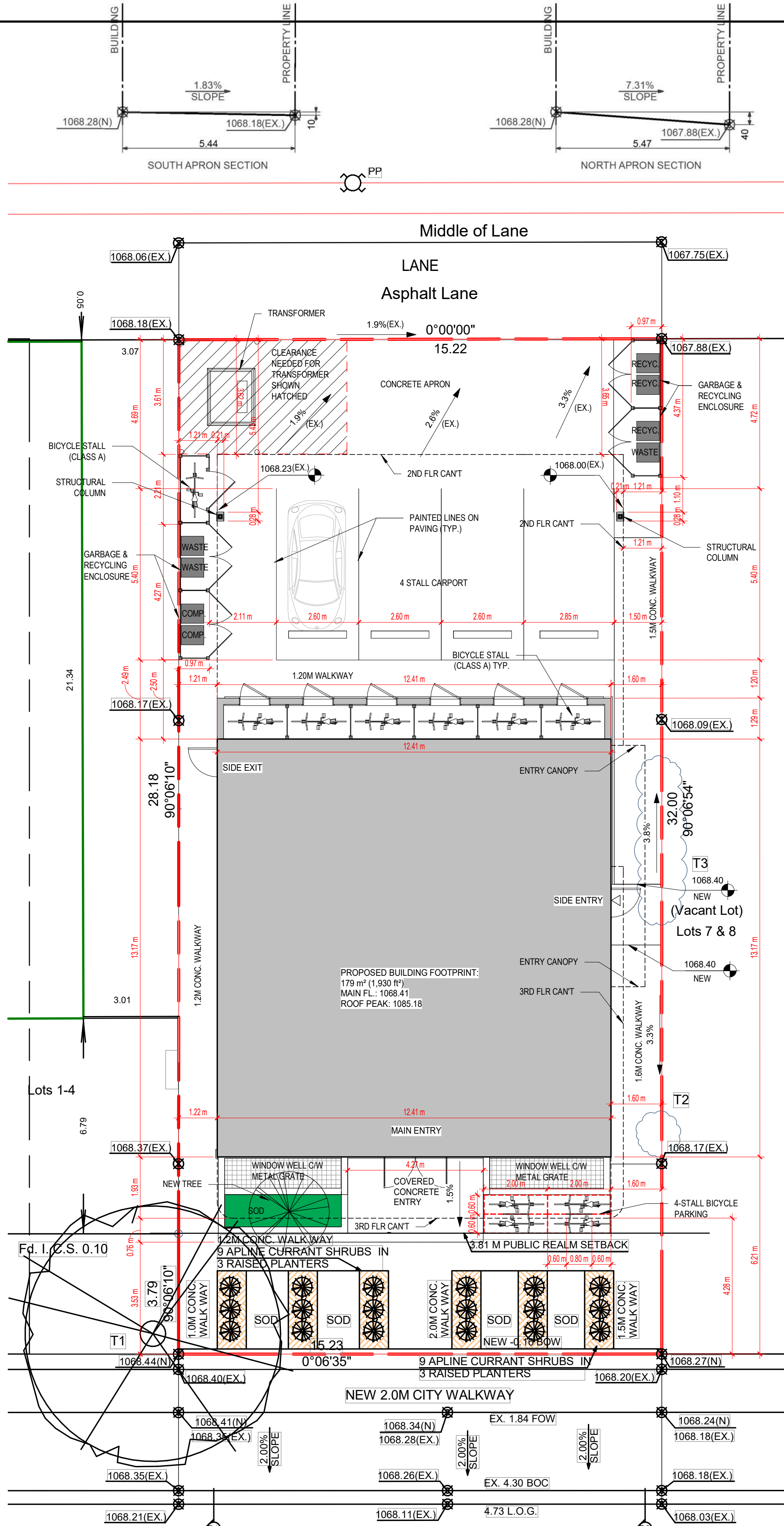
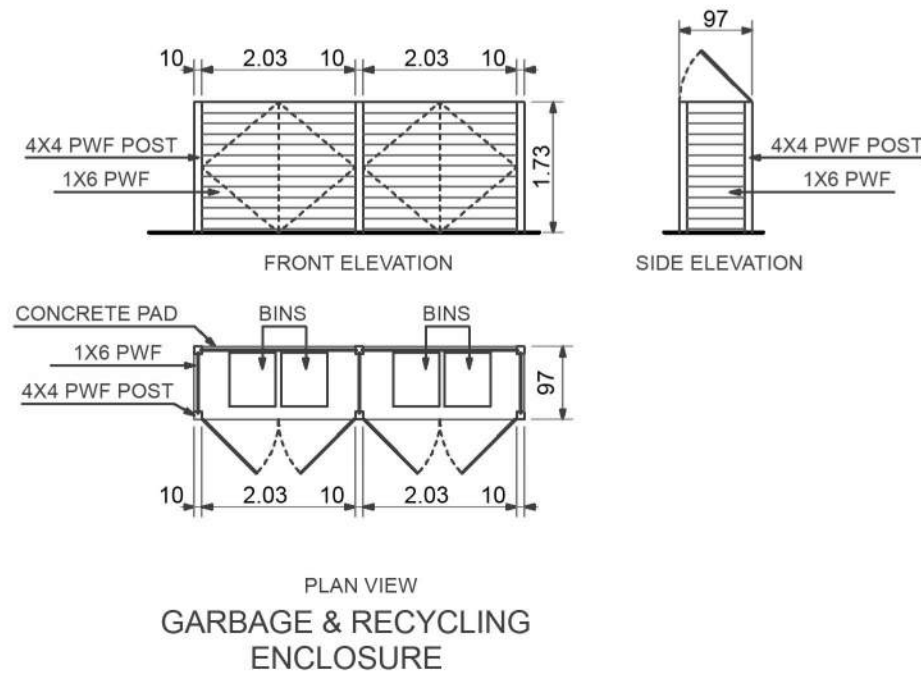
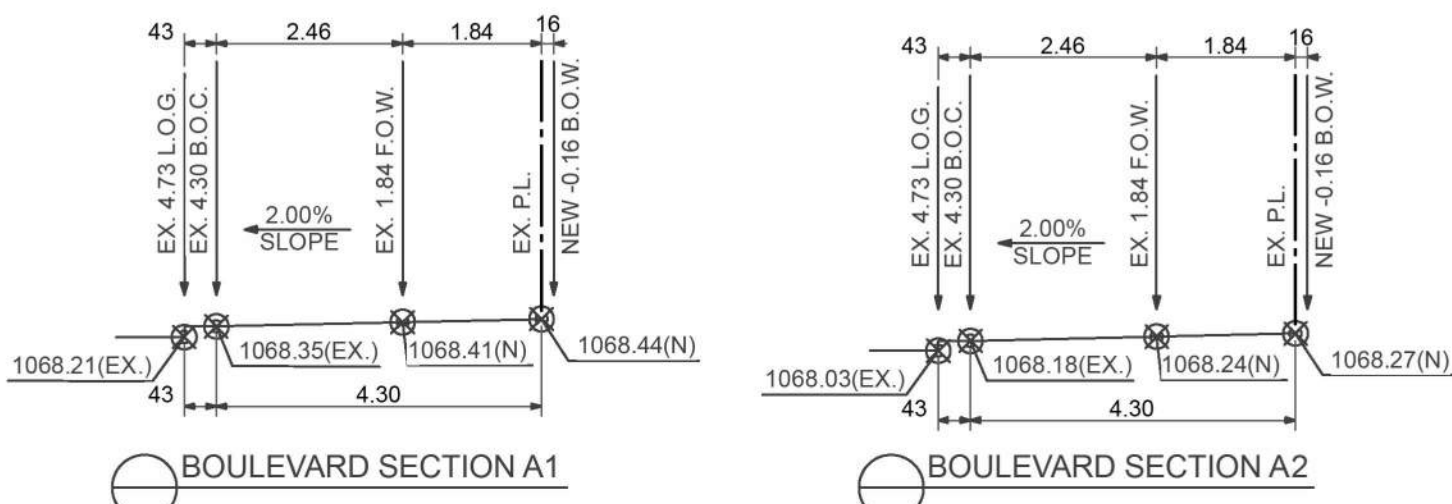




VACINITY PLAN
NOT TO SCALE



2811 CENTER STREET NW
Centre Street N.W.



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'

CONFEROUS TREES

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

CONFEROUS 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:

1. 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
2. ALL DECIDUOUS TREES TO BE MIN. CALLIPER OF 75 MILLIMETERS
3. ALL CONIFEROUS TREES TO BE MIN. HEIGHT OF 3.0 METERS
4. ALL SHRUBS TO BE A MIN. HEIGHT OR SPREAD OF 0.60 METERS AT THE TIME OF PLANTING
5. ALL SOD TO BE DROUGHT TOLERANT GRASS SPECIES
6. MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS
7. MINIMUM SOIL DEPTH OF 1200MM FOR TREES AND MIN. SOIL DEPTH OF 300MM FOR ALL OTHER AREAS
8. SOIL DEPTHS MUST COVER AN AREA EQUAL TO THE MATURE SPREAD OF THE PLANT
9. ALL SOFT LANDSCAPING TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM
10. ALL SOD TO BE DROUGHT TOLERANT GRASS SPECIES

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E-mail: seaneearchitect@gmail.com

project architect

seal

consultant

permit

no.	rev./	issued for	date
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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.



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client

OWNER

project

ARKHAM MIXED USE

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

drawing title

PERSPECTIVE VIEWS

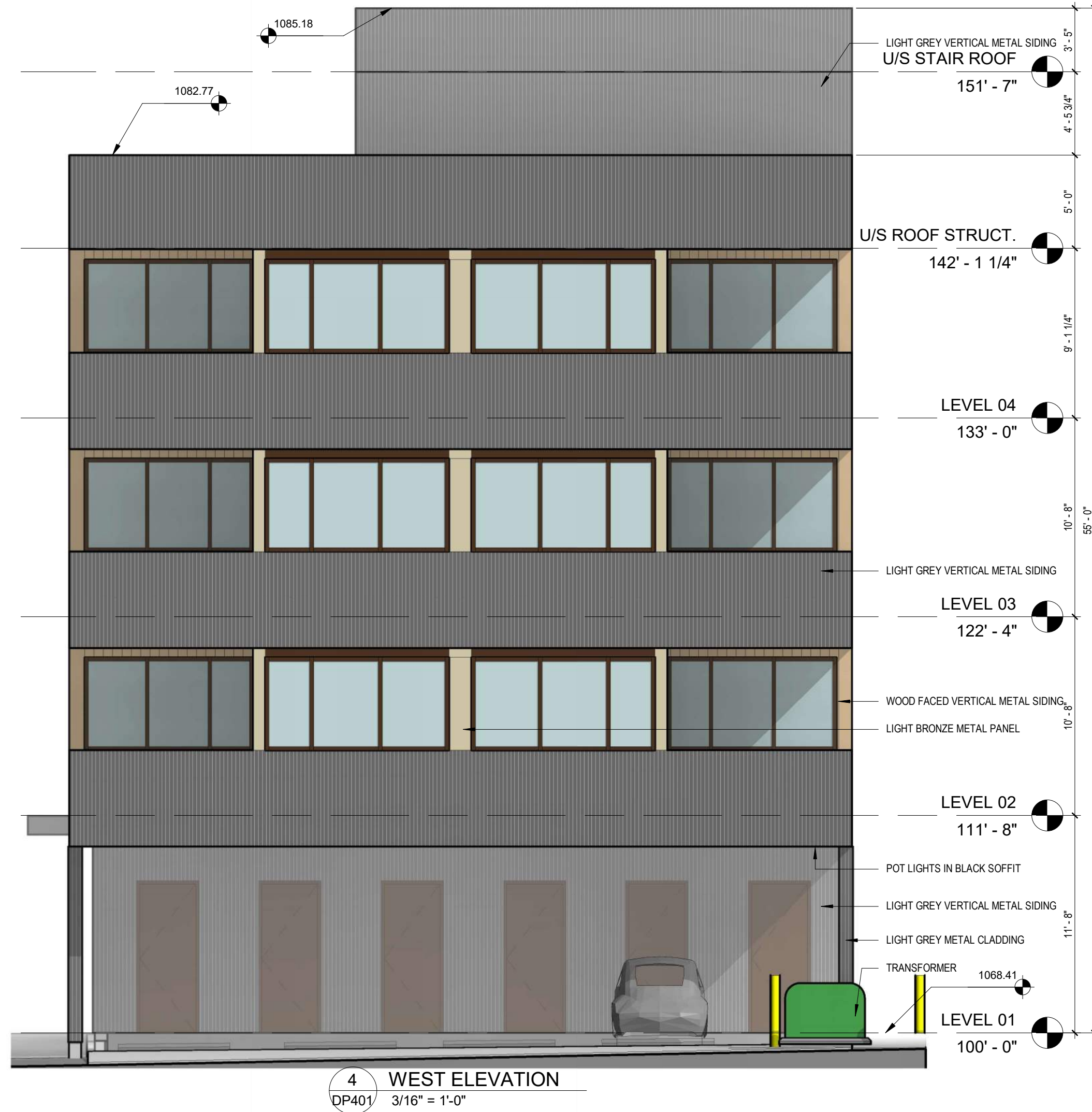
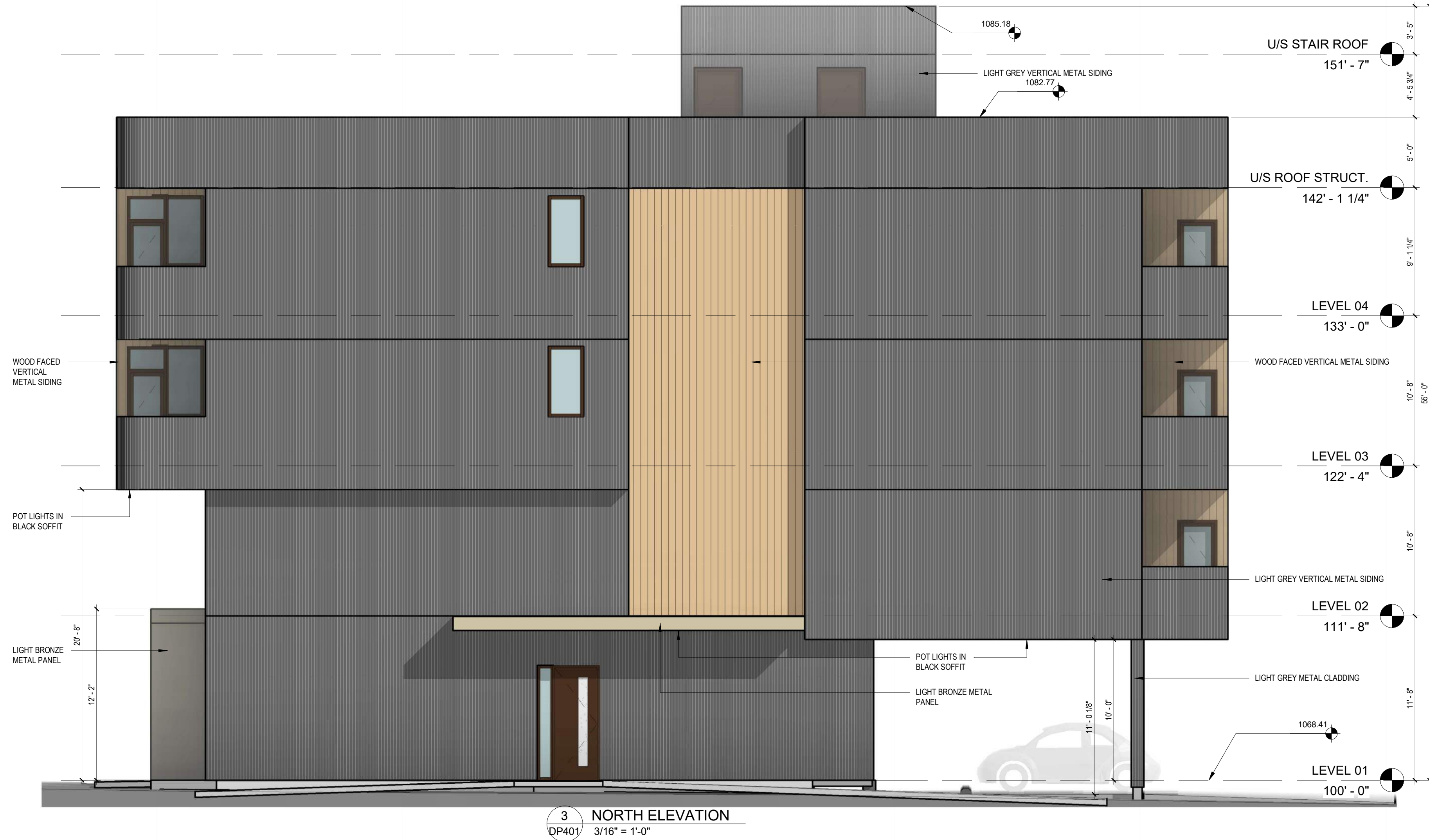
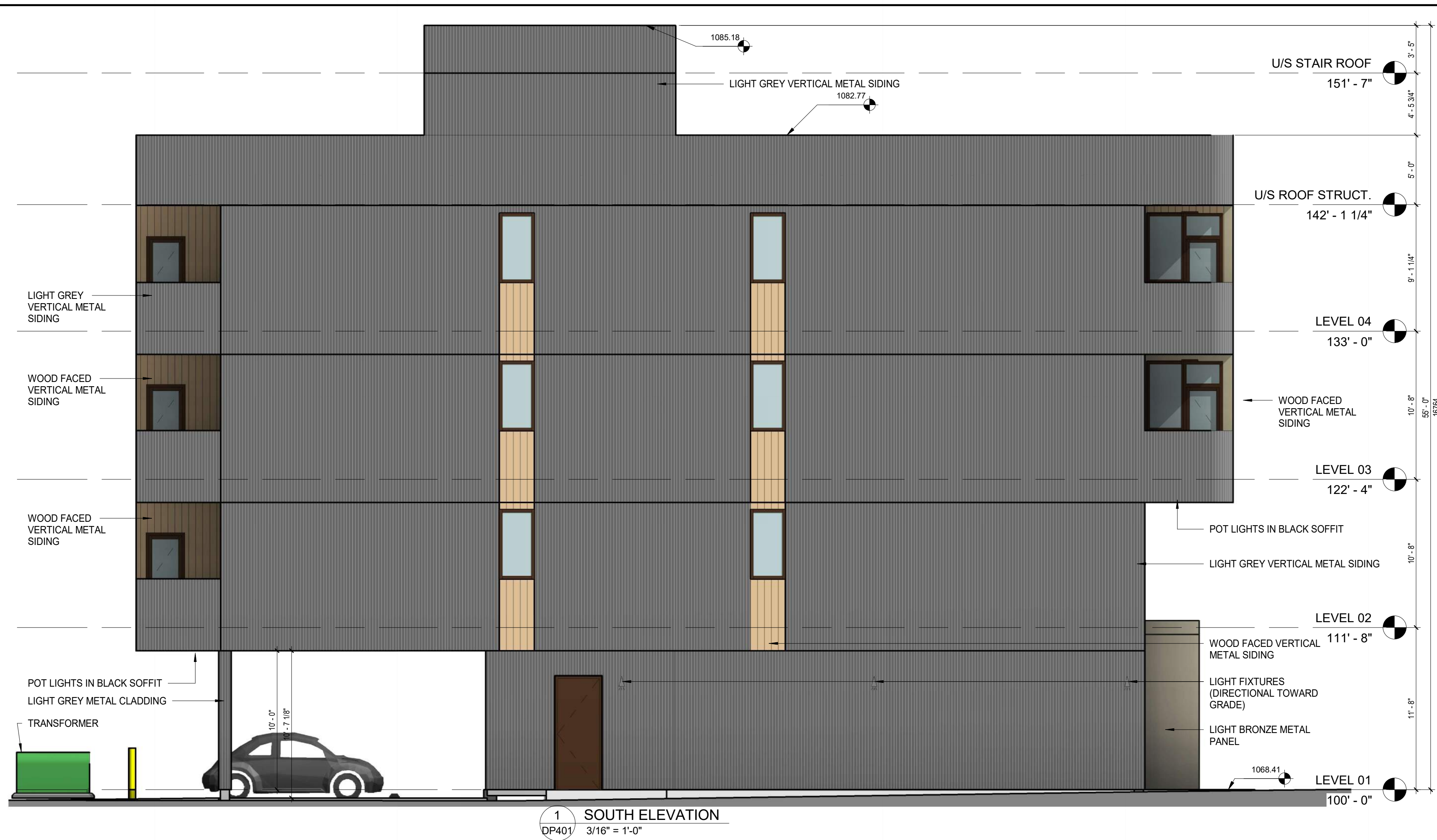
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DP301

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

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client

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project

ARKHAM MIXED USE

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

drawing title

ELEVATIONS

sheet

DP401

drawn

scale

3/16" = 1'-0"

checked

project no.

2505