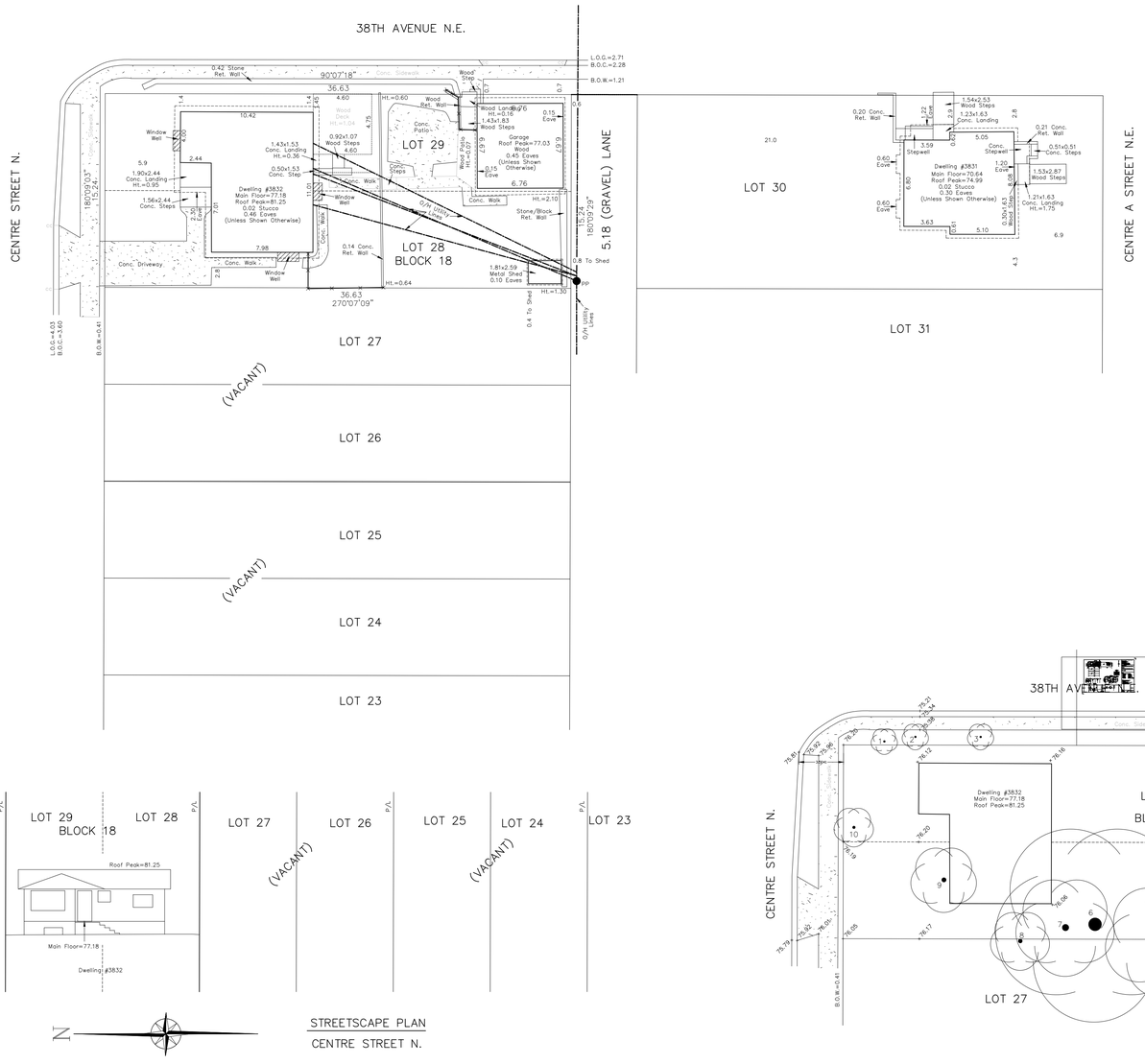
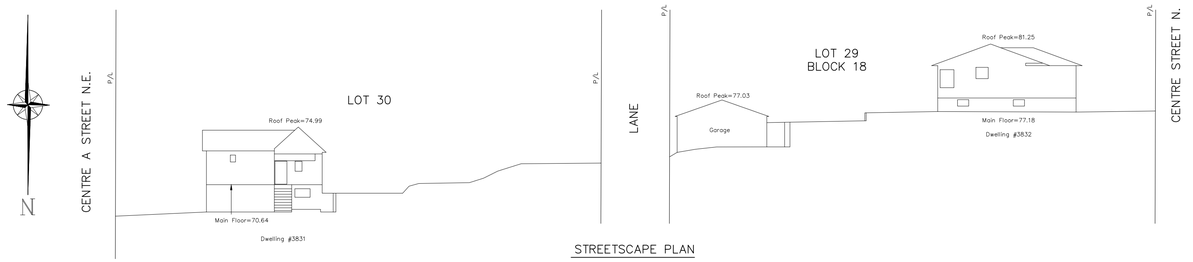


Detail
Showing Tree Locations & Elevations

Scale 1:200

TREE DATA				
TREE	Type	Canopy	Height	Diameter
1	Deciduous	2.0	2.5	1.4
2	Deciduous	2.0	4.5	0.30
3	Deciduous	2.0	4.5	0.30
4	Deciduous	10.0	12	0.55
5	Deciduous	8.5	12	0.35
6	Deciduous	15.0	12	0.70
7	Deciduous	7.5	15	0.50
8	Deciduous	4.5	8	0.60
9	Deciduous	5.0	10	0.40
10	Deciduous	3.0	5	0.35

STREETSCAPE PLAN
CENTRE STREET N.



STREETSCAPE PLAN
38TH AVENUE N.E.

DEVELOPMENT PERMIT PLAN

MUNICIPAL ADDRESS:
3832 CENTRE STREET N.E.
CALGARY, ALBERTA

CLIENT: ABANOUB DEVELOPMENTS LTD.
ADDRESS: 1904 – 20TH AVENUE N.W.
CALGARY, ALBERTA T2M 1H5

LEGAL DESCRIPTION:

LOTS 28 & 29; BLOCK 18; PLAN 3674 S

WITHIN THE

S.W.1/4 SEC.34, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

Legend:

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	SEC.	DENOTES SECTION.
B.O.C	DENOTES BACK OF CURB.	SP	DENOTES SIGN POST.
B.O.W	DENOTES BACK OF WALK.	Twp.	DENOTES TOWNSHIP.
CB	DENOTES CATCH BASIN.	TEST HOLE SHOWN THUS:	⊗ TH
CC	DENOTES CURB CUT	WATER VALVE SHOWN THUS:	Ⓦ
Ck.M.	DENOTES CHECK MEASURED.	POWER POLE SHOWN THUS:	● PP
C/L	DENOTES CENTRE LINE.	MANHOLE SHOWN THUS:	● MH
Ha.	DENOTES HECTARES.	GAS VALVE SHOWN THUS:	Ⓖ
L.O.G	DENOTES LIP OF GUTTER	FIRE HYDRANT SHOWN THUS:	FH
LP	DENOTES LAMP POLE	CONIFEROUS TREE SHOWN THUS:	
m	DENOTES METRES.	DECIDUOUS TREE SHOWN THUS:	
M.	DENOTES MERIDIAN.	FENCE IS SHOWN THUS:	
Mkd.	DENOTES MARKED.	OVERHEAD UTILITIES SHOWN THUS:	
PA	DENOTES POLE ANCHOR.		
Pl.	DENOTES PLACED.		
P/L	DENOTES PROPERTY LINE.		
Rad.	DENOTES RADIAL		
Rge.	DENOTES RANGE.		
R/W	DENOTES RIGHT-OF-WAY.		

NOTES:

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM A.S.C.M. #198010
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 251 096 523
TITLE SEARCH DATED JUNE 9, 2025

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:

– ZONING REGULATIONS INST. No. 771 147 064 (CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS)
– CAVEAT INST. No. 991 006 082 (ENCROACHMENT AGREEMENT)
– CAVEAT INST. No. 241 301 912 (ENCROACHMENT AGREEMENT)

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

ELEVATIONS ARE SHOWN THUS: ×73.11 = 1073.11 METRES (GEODETIC)

DATE: JULY 4, 2025
DATE OF SURVEY: JUNE 12, 2025
SURVEYOR'S INTIALS: TT/MH/WD

Jones Geomatics Ltd.
Alberta Land Surveyor
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. J07126-25

COPYRIGHT. This drawing is the exclusive property of Abanoub Development Ltd. and shall not be reproduced without the Abanoub Development written permission.

Project :

Centre Street Residence

PLAN # 2864 AF
BLOCK # 18
LOT # 28 & 29

Address:
3832 Centre Street NE
CALGARY, ALBERTA

for Development Permit Feb 2 , 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :
Existing Site Plan

Scale : As noted

Drawn By : KH

Date : Feb, 2, 2026

Job No : 1-MC1-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING. ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

ALL DIMENSION SHOULD BE READ NOT SCALE.

BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BUILDING CODE & BY-LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

Sheet : DP-1



Boulevard Details

Lot Coverage Info
Lot area 558.24 SQ M

building Area 217.51 SQ M
Garage Area 74.32 SQ M
Porch Area 4.32 SQ M

Buildings Area 296.15 SQ M
total coverage 296.15 / 558.24 = 53%

PROJECT DESCRIPTION

* PARCEL AREA 558.24 SQ.M

3 ROW HOMES WITH BASEMENT UNITS
ONE BUILDING BASEMENT AND 2 STORY

3 GARAGES and 3 STORAGE & GARAGE SUITE

* PROVIDED SOUTH SETBACK FROM PROPERTY LINE 2.7m

* PROVIDED West SETBACK FROM CENTER STREET 7.182m

*PROVIDED NORTH SETBACK 1.8 M

* PROVIDED EAST SETBACK FROM PROPERTY LINE TO GARAGE 0.90 M

Density

* PARCEL AREA 558.24 SQ.M / 0.056 hectare

148 units per hectare (0.056 X 148 = 8.3 units
3 row homes provided and Garage suit.
3 GARAGES & 3 STORAGE

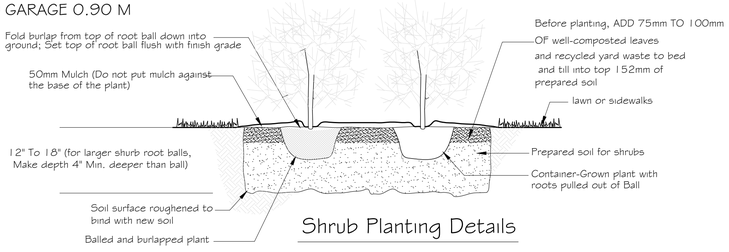
Parking

* 0.5 stalls / dewelling unit or secondery suite provided

3 GARAGES & 3 STORAGE

TREE & SHRUB SCHEDULE

SYMBOL	NEW	TYPE	HEIGHT	CANOPY	CALLIPER
	3	GREEN ASH	3 m	3 m	85mm
	5	Toba Hawthorn Crataegus x mordenensis	4 m	1.5 m	75mm
TREE TOTAL	8	ALL EXISTING TREES AND SHRUBS WITHIN PARCEL TO BE REMOVED			
	4	RUSSIAN ALMOND	0.6 m	0.6 m	30mm
	4	JUNIPER	0.6 m	0.6 m	30mm
	4	SASKATOON BERRY	0.6 m	0.6 m	30mm
	4	REED GRASS	0.6 m	0.6 m	30mm
SHRUB TOTAL	16				



Shrub Planting Details

LANDSCAPING

* ALL MIN. REQUIRED FRONT AND SIDE YARDS SHALL BE LANDSCAPED EXCEPT FOR ACCESS WAYS FROM PUBLIC THOROUGHFARES
* ALL SOFT SURFACE LANDSCAPING TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
*MIN. OF 40% OF SITE AREA TO BE LANDSCAPED

TOTAL LANDSCAPE @ GRADE
TOTAL LANDSCAPED AREA 262.09 m²
TOTAL HARD SURFACE LANDSCAPE 38.60 m²
TOTAL SOFT SURFACE LANDSCAPE 223.49 m²

---

* MIN OF 1 TREE TO BE PLANTED / 45m² OF LANDSCAPED AREA

* 50% OF DECIDUOUS TREES PROVIDED TO HAVE MIN. CALLIPER OF 75mm
* 25% OF TOTAL TREES REQ. TO BE CONIFEROUS TYPE
* 50% OF CONIFEROUS TREES PROVIDED TO HAVE MIN HEIGHT OF 3m

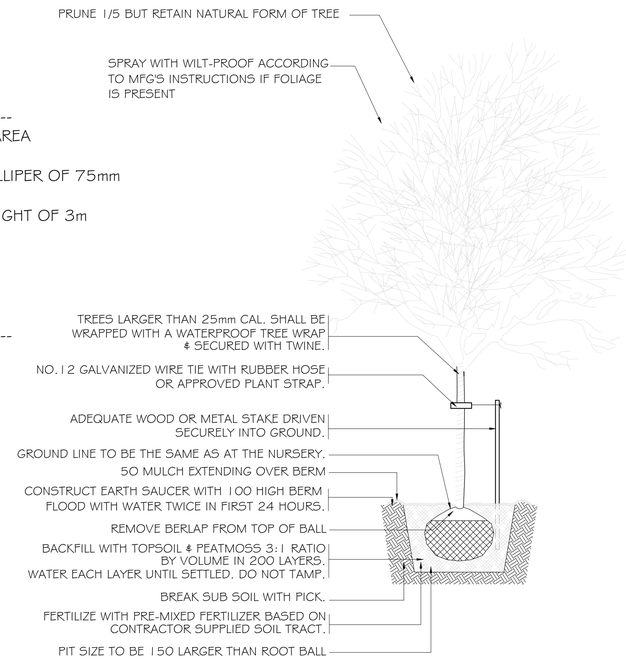
TOTAL DECIDOUS TREES PROVIDED 5 TREES
TOTAL CONIFEROUS TREES PROVIDED 3 TREES

TOTAL PROVIDED TREES 8 TREES

---

* MIN OF 2 SHRUBS / 45m² OF LANDSCAPED AREA
*ALL SHRUBS TO BE MIN. 0.6m IN HEIGHT & SPREAD

TOTAL DECIDOUS SHRUBS PROVIDED
TOTAL CONIFEROUS SHRUBS PROVIDED
TOTAL PROVIDED SHRUBS 16 SHRUBS



Tree Planting Detail

COPYRIGHT. This drawing is the exclusive property of Abanoub Development ltd. and shall not be reproduced without the Abanoub Development written permission.

Project :
Centre Street Residence

PLAN # 2864 AF
BLOCK # 18
LOT # 28 & 29

Address:
3832 Centre Street NE
CALGARY, ALBERTA

for Development Permit Feb 2 , 2026
for Development Permit March 19 , 2026
for Development Permit March 26 , 2026
for Development Permit April 19 , 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :
Site Plan Layout

Scale : 1:75

Drawn By : KH

Date : April 19, 2026

Job No : 1-MC1-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

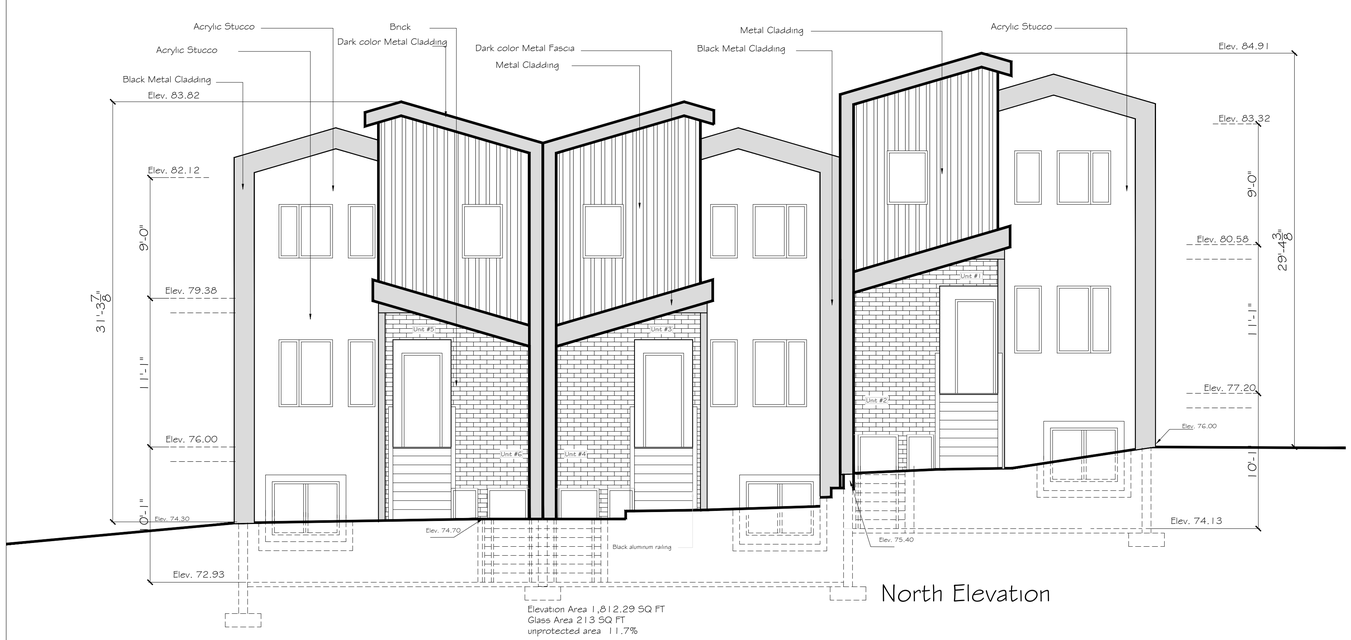
DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

ALL DIMENSION SHOULD BE READ NOT SCALE.

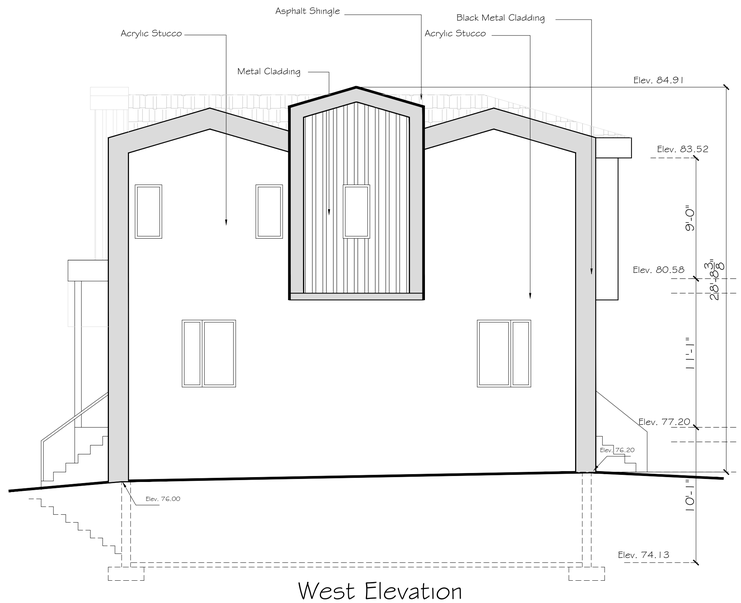
BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BULDING CODE & BY-LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

Sheet : DP-2



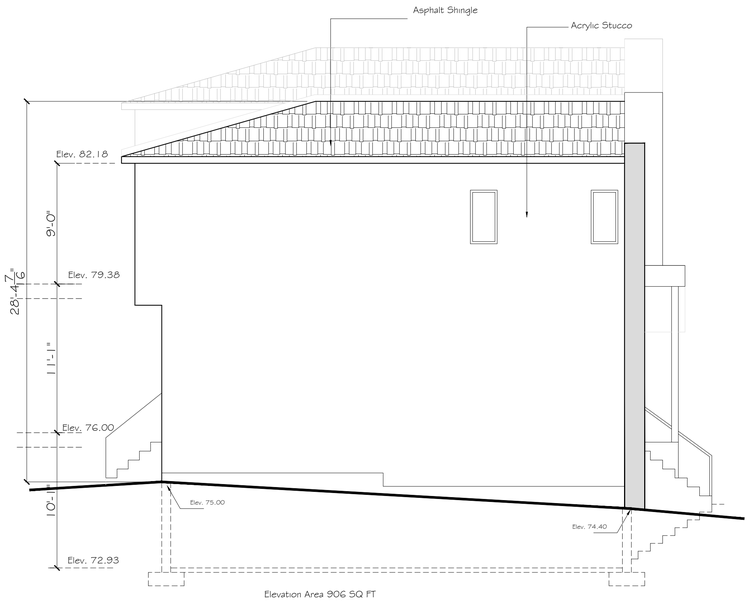
North Elevation

Elevation Area 1,812.29 SQ FT
Glass Area 213 SQ FT
unprotected area 11.7%



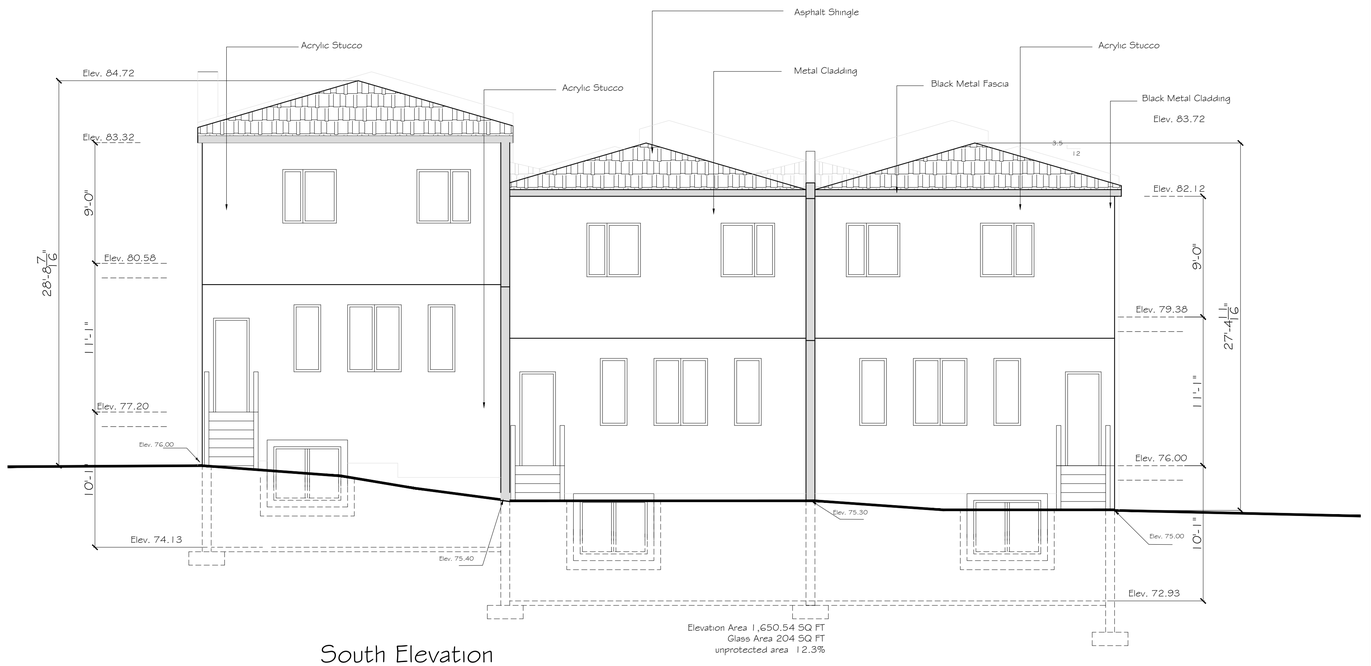
West Elevation

Elevation Area 884 SQ FT
Glass Area 64 SQ FT
unprotected area 7.0%



East Elevation

Elevation Area 906 SQ FT
Glass Area 16 SQ FT
unprotected area 1.8%



South Elevation

Elevation Area 1,650.54 SQ FT
Glass Area 204 SQ FT
unprotected area 12.3%

COPYRIGHT. This drawing is the exclusive property of and shall not be reproduced without the Abanoub Development written permission.

Project :

Centre Street Residence

PLAN # 2864 AF
BLOCK # 18
LOT # 28 & 29

Address:

3832 Centre Street NE
CALGARY, ALBERTA

for Development Permit Feb 2 , 2026
for Development Permit March 19 2026
for Development Permit April 19 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :

Exterior Elevations

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : April 19 2026

Job No : 1-MC1-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

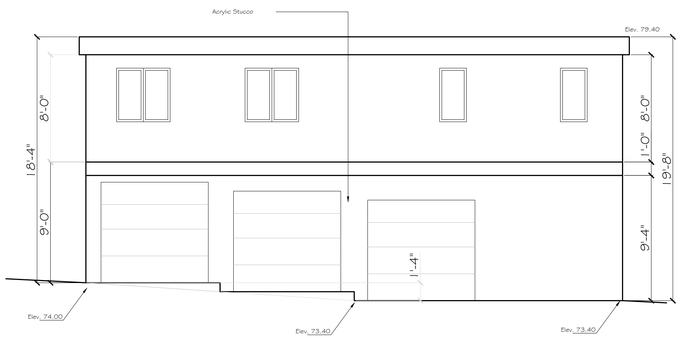
ALL DIMENSION SHOULD BE READ NOT SCALE.

BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BUILDING CODE & BY-LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

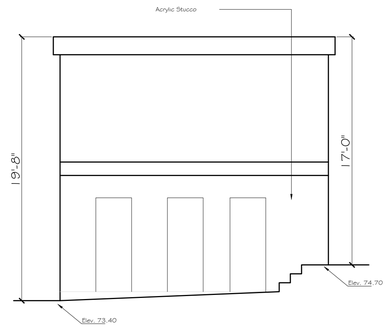
Sheet : DP-5

[redacted]

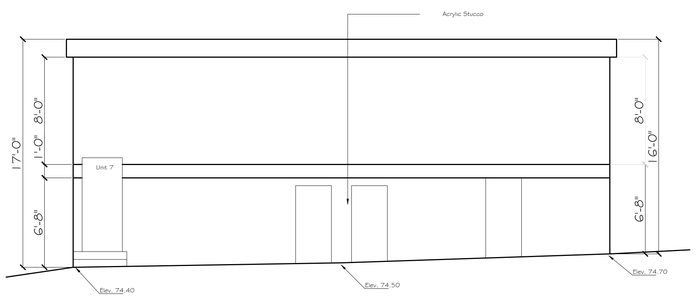
800 SQ ft



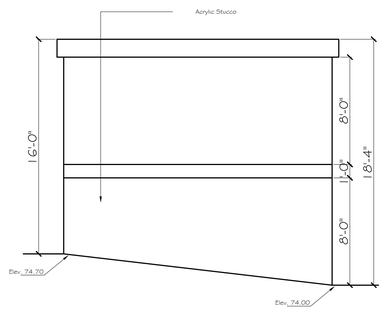
East Elevation



North Elevation



West Elevation



South Elevation

[redacted]

COPYRIGHT. This drawing is the exclusive property of and shall not be reproduced without the Abanoub Development written permission.

Project :

Centre Street Residence

PLAN # 2864 AF
BLOCK # 18
LOT # 28 & 29

Address:

3832 Centre Street NE
CALGARY, ALBERTA

for Development Permit Feb 2 , 2026
for Development Permit March19 , 2026
for Development Permit April19 , 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :

Garage & Unit 7 Layout

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : April 19, 2026

Job No : 1-MC1-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

ALL DIMENSION SHOULD BE READ NOT SCALE.

BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BUILDING CODE & BY-LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

Sheet : DP-7



NORTH ELEVATION
(PROPOSED)

SOUTH ELEVATION
(PROPOSED)

COPYRIGHT. This drawing is the exclusive property of and shall not be reproduced without the Abanoub Development written permission.

Project :

Centre Street Residence

PLAN # 2864 AF
BLOCK # 18
LOT # 28 & 29

Address:

3832 Centre Street NE
CALGARY, ALBERTA

for Development Permit Feb 2 , 2026
for Development Permit March19 2026
for Development Permit April19 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :

3D Image

Scale :

Drawn By :
KH

Date :
April 19, 2026

Job No :
1-MC1-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

ALL DIMENSION SHOULD BE READ NOT SCALE.

BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BUILDING CODE & BY-LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

Sheet : **DP-8**