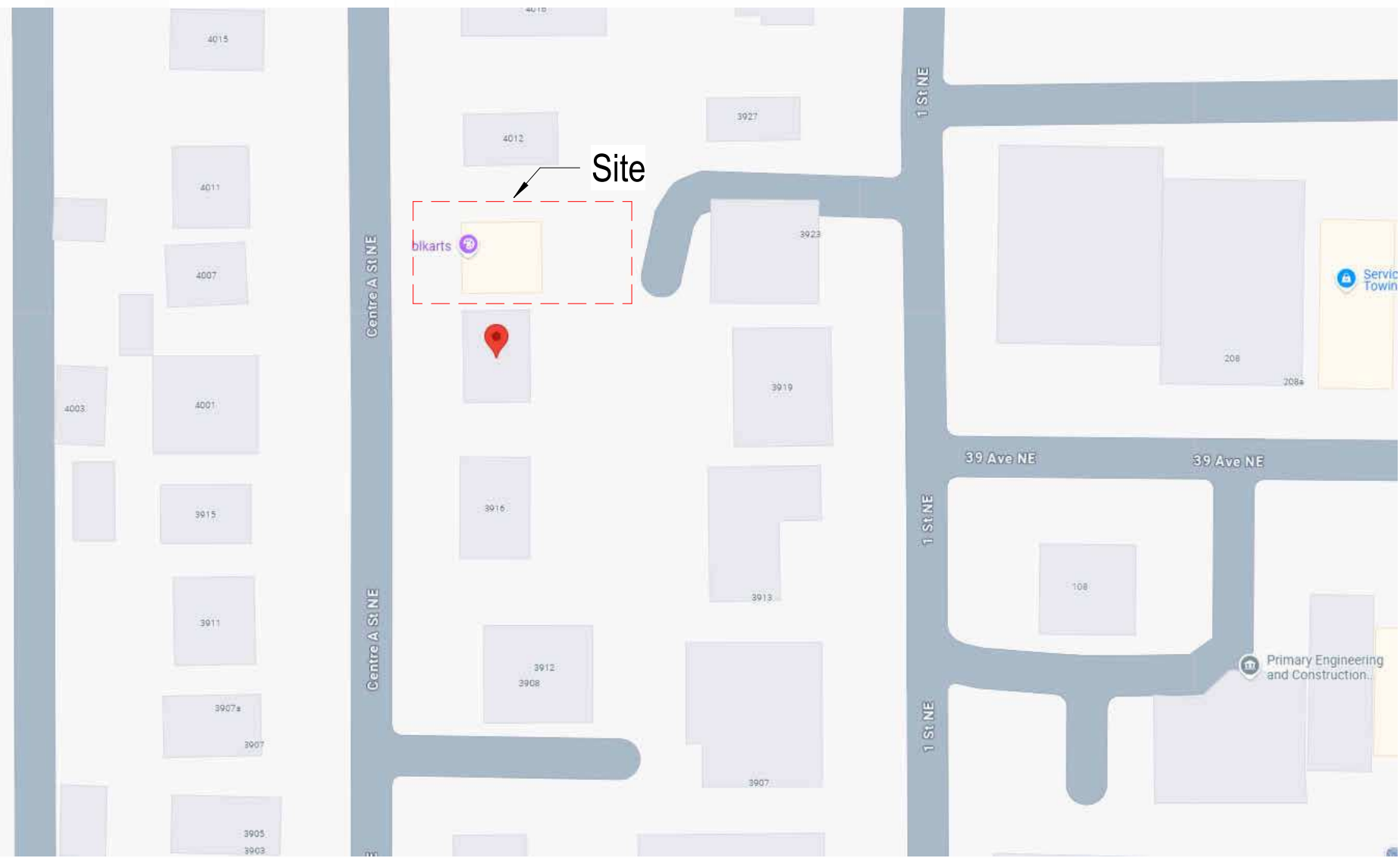


PROPOSED 6 + 2 UNITS TOWNHOUSE DEVELOPMENT

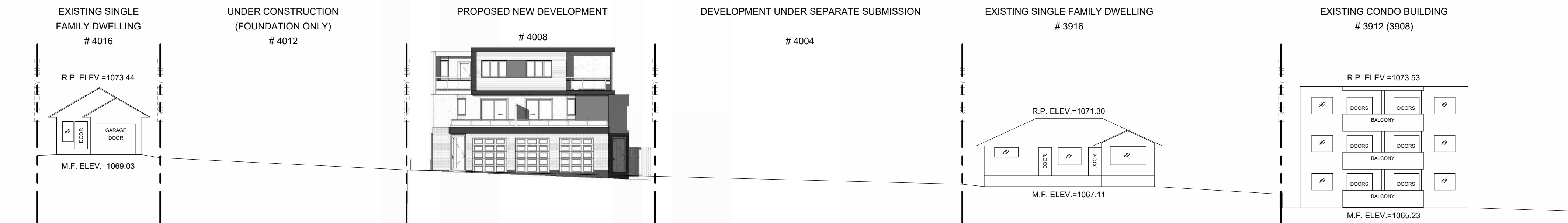
ISSUED FOR DEVELOPMENT PERMIT : DP2026-02247



DRAWING LIST	
Sheet Number	Sheet Name
AA000	COVER SHEET
AA001	SITE PLAN
AA002	LANDSCAPE PLAN
AA003	BUILDING A FLOOR PLAN-1
AA004	BUILDING A FLOOR PLAN-2
AA005	BUILDING C FLOOR PLAN-1
AA006	EAST & WEST ELEVATION (BUILDING A)
AA007	EAST AND WEST ELEVATION (BUILDING C)
AA008	SOUTH AND NORTH ELEVATION
AA009	SECTIONS
AA010	SURVEY RECORD



① Location Plan_4008
1" = 80'-0"



③ STREETScape_4008
1 : 200

LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION

- M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE
- NEIGHBOURING LOTS' DESIGNATIONS: M-C1

PART 6: MULTI RESIDENTIAL DISTRICT

- DIV. 1: GENERAL RULES FOR MULTI RESIDENTIAL LAND USE DISTRICTS
- DIV. 3: MULTI-RESIDENTIAL – CONTEXTUAL LOW PROFILE (M-C1) (M-C1D#) DISTRICT

549 PROJECTIONS INTO SETBACK AREAS

- PORTIONS OF A BUILDING LOCATED ABOVE THE SURFACE OF GROUND MAY PROJECT INTO A SETBACK AREA ONLY IN ACCORDANCE WITH THE RULES CONTAINED WITHIN THIS SECTION.

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 OUTDOOR PRIVATE AMENITY SPACE

- MINIMUM OF 5.0M² PER UNIT (20.0M² TOTAL)
- EXCESS PRIVATE AMENITY SPACE DOES NOT COUNT TOWARD THE REQUIRED TOTAL AMENITY SPACE
- WHERE A PATIO IS LOCATED WITHIN 4.0 METRES OF A LANE OR ANOTHER PARCEL, IT MUST BE SCREENED.
- MUST BE IN THE FORM OF BALCONY, DECK OR PATIO
- NO DIMENSIONS OF LESS THAN 2.0M
- NO COMMON AMENITY SPACE IS PROVIDED

558 MOTOR VEHICLE PARKING STALLS

- 1.0 RESIDENT PARKING STALLS PER DWELLING UNIT OR LIVE-WORK UNIT
- 0.15 VISITOR PARKING STALLS PER DWELLING UNIT

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. 3: M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE

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 MEDIUM 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 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-C1 DISTRICT IS 148 UNITS PER HECTARE

592 SETBACKS

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

594 BUILDING HEIGHT AND CROSS SECTION

- MAXIMUM BUILDING HEIGHT IS 14.0M
- THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 12.0 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 10.0 METRES.

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PERMIT NUMBERS:

2025-12	1	DR1	
DATE	No	REVISION	BY

SEALS

SCALE	AS NOTED	FILE	T2512
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DATE 2026-08-05 2:16:39 PM

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PROJECT

6+2 Units Townhouse

4008 Centre A Street NE

DRAWING	COVER SHEET	DWG NO.	AB001
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Arveco
Design • Build • Beyond

TEL: 587-578-1425

PROJECT INFORMATION

Municipal Address:
4008 Centre A Street NW

Legal Address:
Lot 1A, Block 29, Plan 921 0934

Land use Designation:
M-C1 Multi-Residential - Contextual Low Profile

SITE COVERAGE CALCULATION

BYLAW REQUIREMENT:

SITE AREA: 517.52 SQ.M

PERMITTED COVERAGE: 60% = 310.51 SQ.M

PROPOSED:

BUILDING B & GARAGE: 161.90 SQ.M (1742.73 SQ.FT)
BUILDING D: 94.18 SQ.M (1013.77 SQ.FT)
TOTAL COVERAGE: 256.08 SQ.M
PERCENTAGE COVERAGE: 49.48%

GARBAGE & RECYCLING FACILITIES CALCULATION:

NUMBER OF WASTE PRODUCE = 8 UNITS x 0.23 M³ = 1.84M³
NUMBER OF BIN REQUIRED = 1.84/0.24 = 8 BINS
(WEELY COLLECTION)
R=RECYCLING; O=ORGANICS; G=WASTE

AREA SCHEDULE

BUILDING B		
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B1		
FIRST FLOOR	NA	NA
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	NA	NA
BASEMENT	85.68	922.25
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B2		
FIRST FLOOR	75.47	812.3
SECOND FLOOR	NA	NA
THIRD FLOOR	NA	NA
ABOVE GROUND	75.47	812.3
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B3		
FIRST FLOOR	10.74	115.61
SECOND FLOOR	78.78	847.94
THIRD FLOOR	73.19	787.78
ABOVE GROUND	162.70	1751.33
BASEMENT	NA	NA
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT B4		
FIRST FLOOR	12.26	132.01
SECOND FLOOR	63.37	682.1
THIRD FLOOR	62.87	676.78
ABOVE GROUND	138.51	1490.89
BASEMENT	NA	NA

BUILDING D		
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT D1		
SECOND FLOOR	46.81	503.84
THIRD FLOOR	48.02	516.92
TOTAL	94.83	1020.76
SUITE D1		
FIRST FLOOR	45.50	489.79
	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT D2		
FIRST FLOOR	46.81	503.84
SECOND FLOOR	48.02	516.92
TOTAL	94.83	1020.76
SUITE D2		
FIRST FLOOR	45.50	489.79
	Metric (sq.m)	Imperial (sq.ft)
Overall		
First Floor	189.48	2039.50
Second Floor	235.76	2537.72
Third Floor	232.11	2498.40
Above Gound	657.35	7075.62
Basement	85.68	922.25

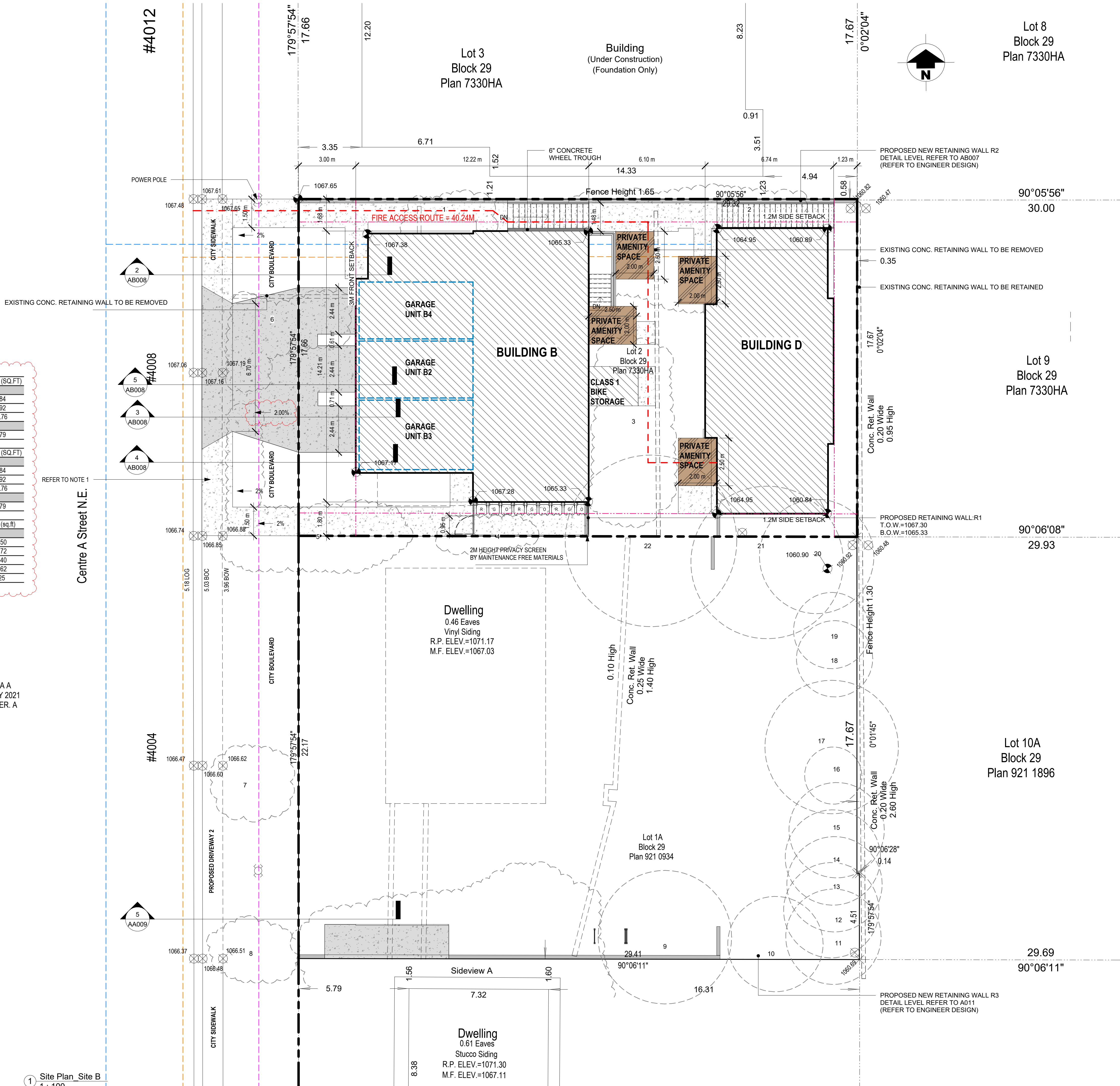
NOTES

1. EXISTING, UNUSED DRIVEWAY/SIDEWALK CROSSINGS [AND CRUB CUTS] ALONG CENTRA A STREET NE TO BE CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER. A NEW 1.5M (1.61M ACTUAL WIDTH) MONOLITHIC SIDEWALK TO BE CONSTRUCTED ALONG CENTRE A STREET NE.

SITE LEGEND

	PROPERTY LINES		EXISTING LEVEL
	SETBACKS		PROPOSED LEVEL
	ROOF OVERHANG		ORGANIC CART
	ELECTRICAL		GENERAL CART
	STORM/SEWERAGE		RECYCLE CART
	WATER		
	GAS		
	CONC. PATHWAY		
	PROPOSED BUILDING		
	CONC. PATIO AMENITY SPACE		

1 Site Plan_Site B
1 : 100



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PERMIT NUMBERS:

Date 4	4	4008 DR2	
2026-06	3	4008 DR1	
2025-12	1	DR1	
DATE	No	REVISION	BY

SEALS

SCALE	AS NOTED	FILE	T2512
DATE	2026-08-05 2:16:40 PM		
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PROJECT

6+2 Units Townhouse

4008 Centre A Street NE

DRAWING	DWG NO.
SITE PLAN	AB002

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PERMIT NUMBERS:

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2026-06	3	4008 DR1	
DATE	No	REVISION	BY

SEALS

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DATE	2026-08-05 2:16:49 PM		
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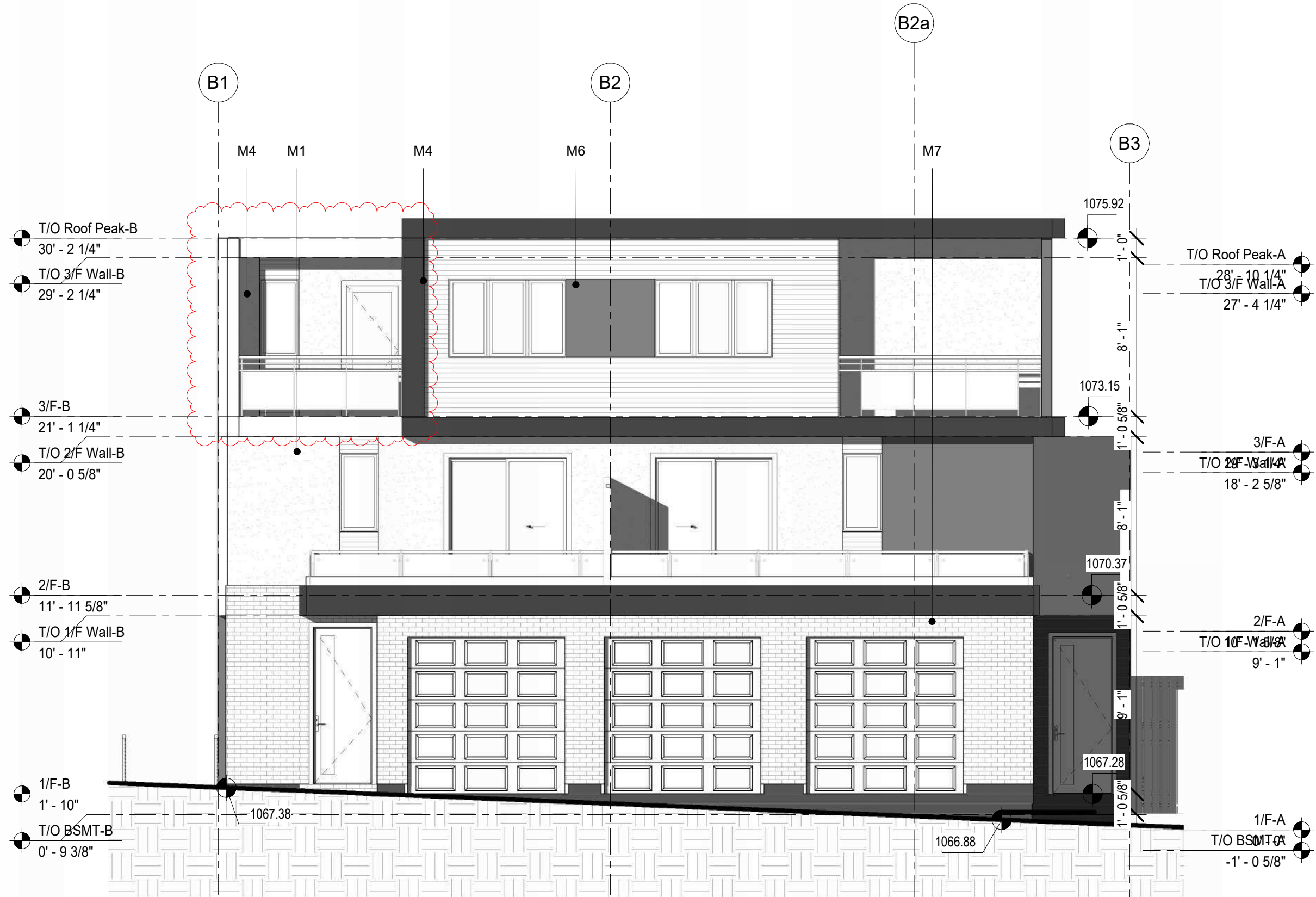
PROJECT

6+2 Units Townhouse

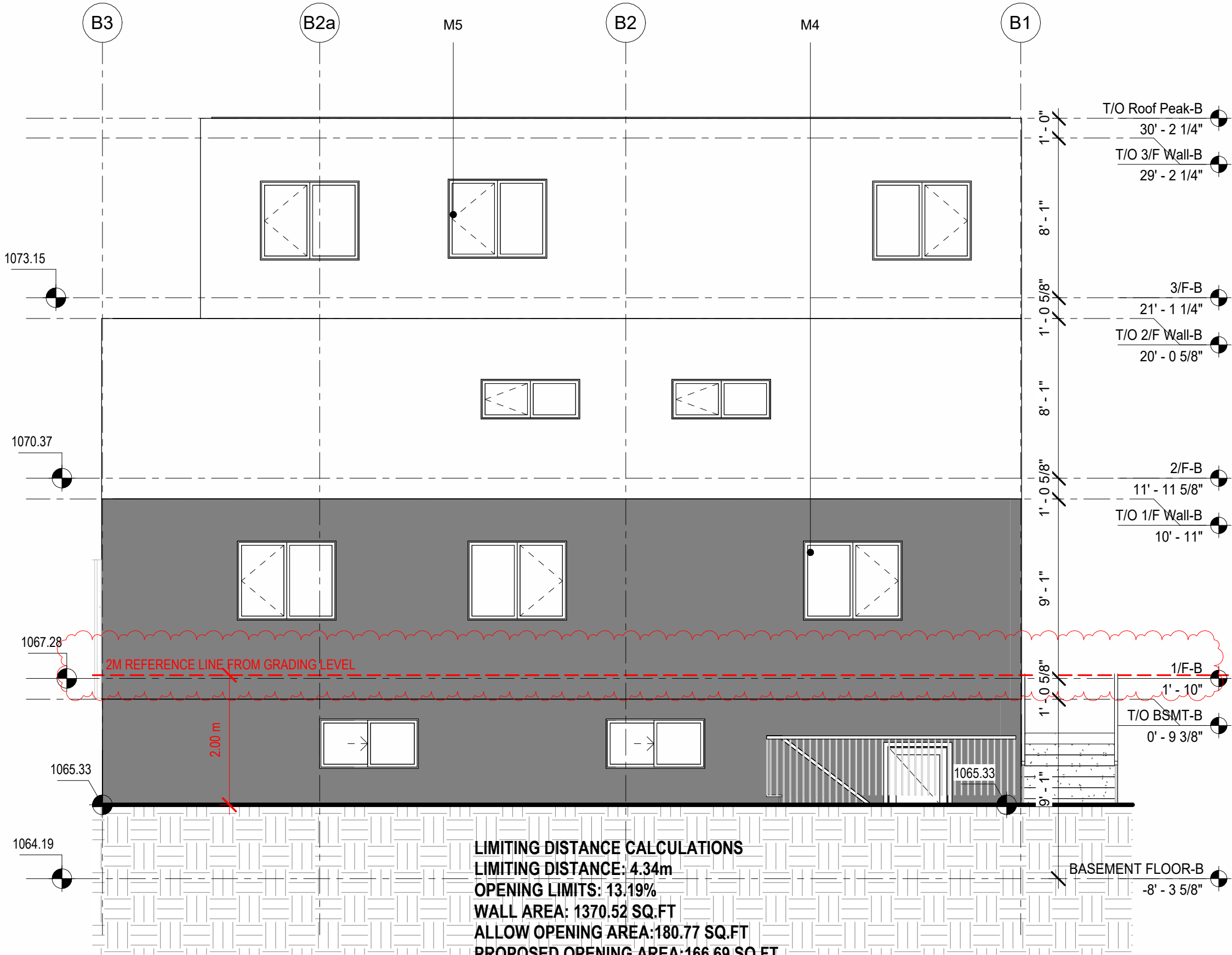
4008 Centre A Street NE

DRAWING	DWG NO.
ELEVATION-1	AB006

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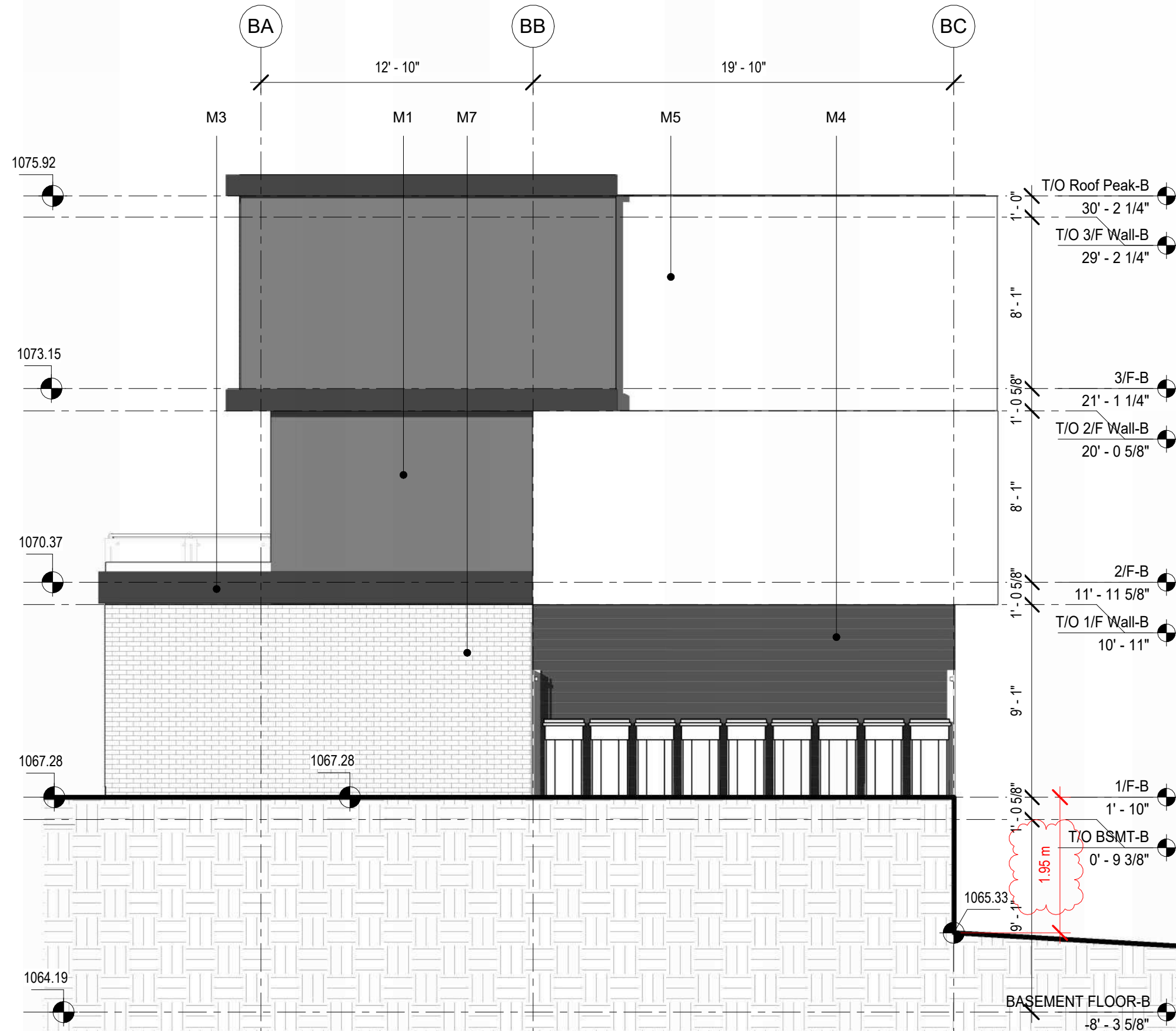


1 Building B West Elevation
3/16" = 1'-0"

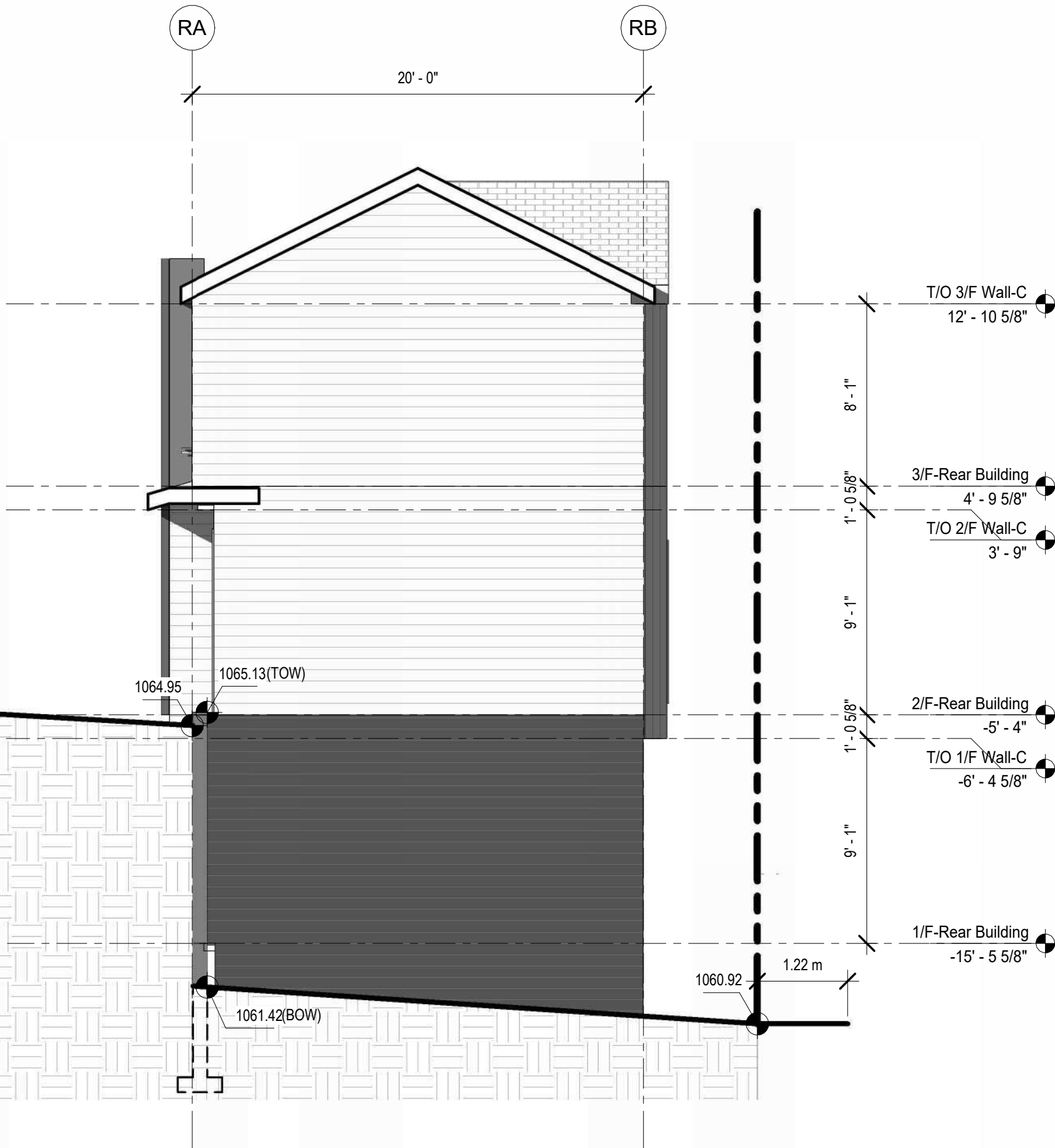


2 BUILDING B EAST ELEVATION
3/16" = 1'-0"

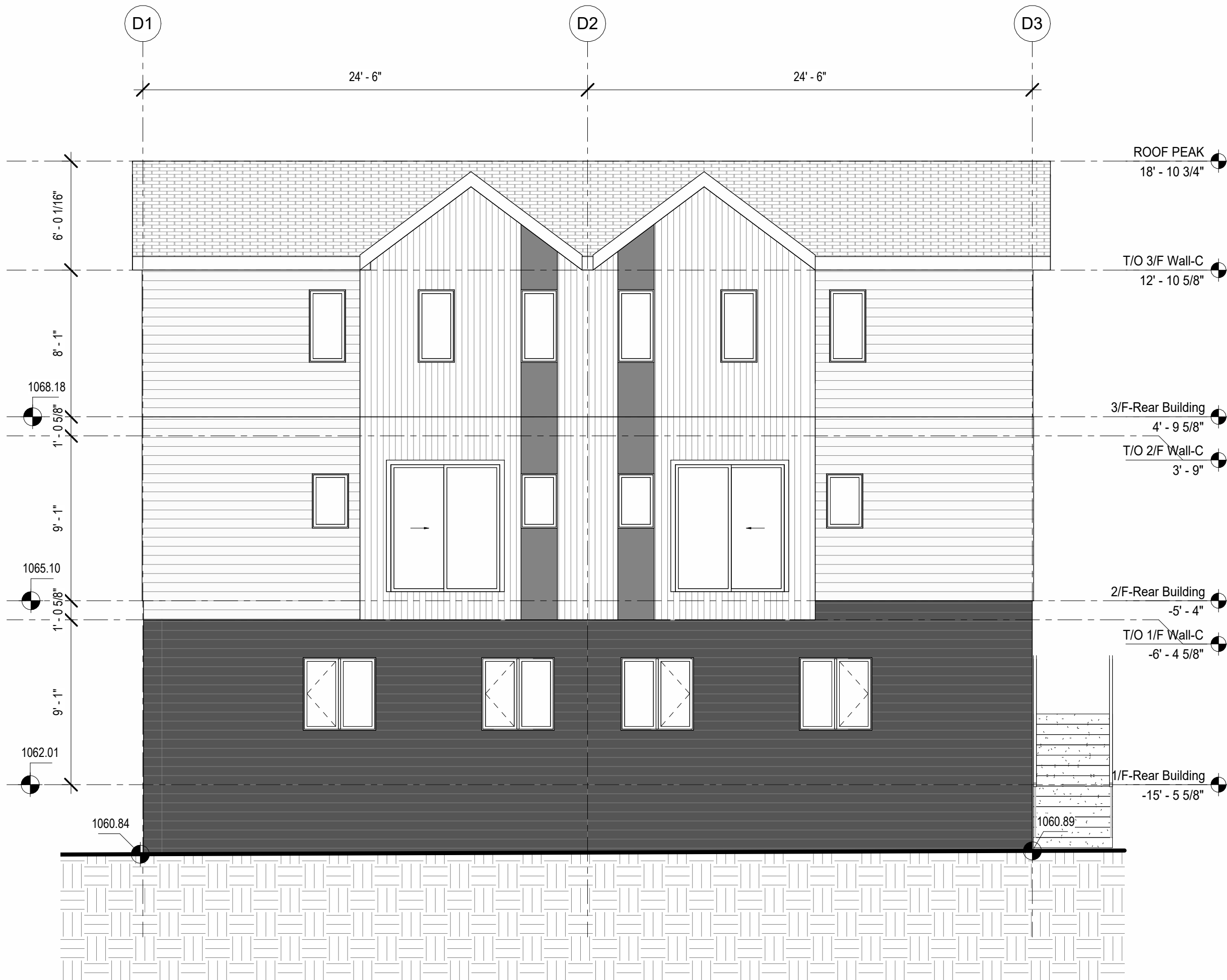
LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE: 4.34m
OPENING LIMITS: 13.19%
WALL AREA: 1370.52 SQ.FT
ALLOW OPENING AREA: 180.77 SQ.FT
PROPOSED OPENING AREA: 166.69 SQ.FT



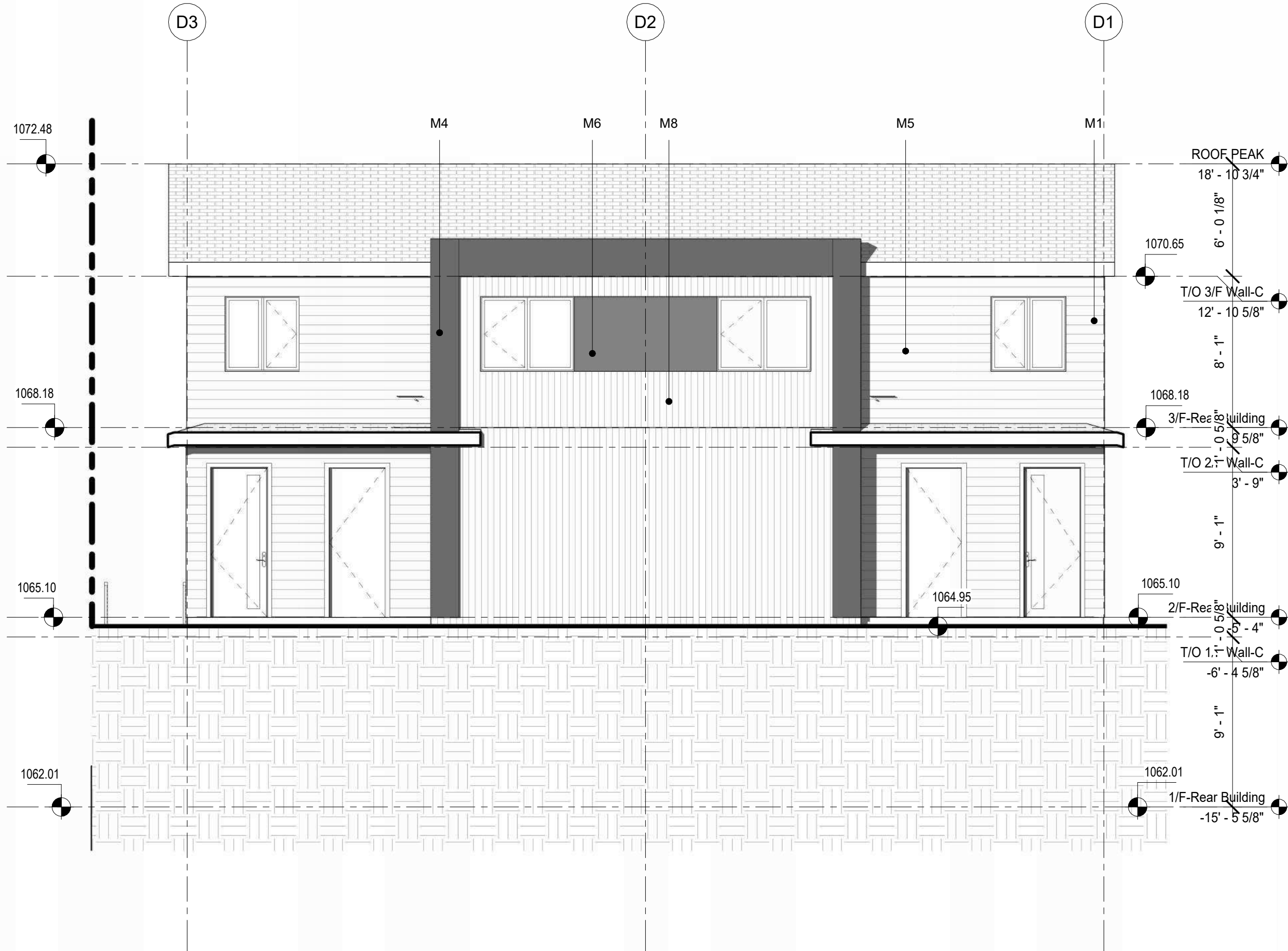
3 BUILDING B SOUTH ELEVATION
3/16" = 1'-0"



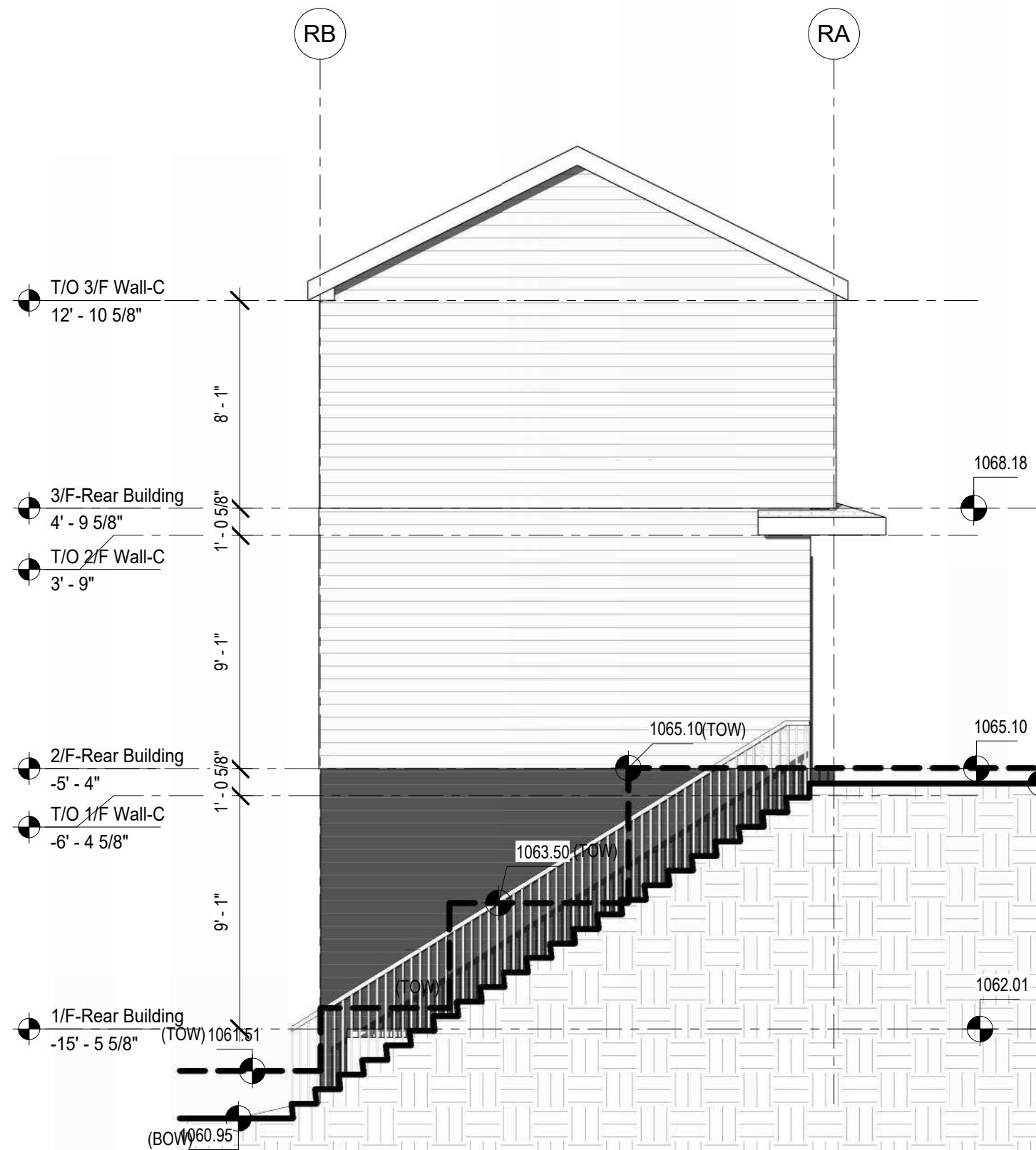
MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY SIDING
M5	WHITE SIDING
M6	WOOD TEXTURE SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE



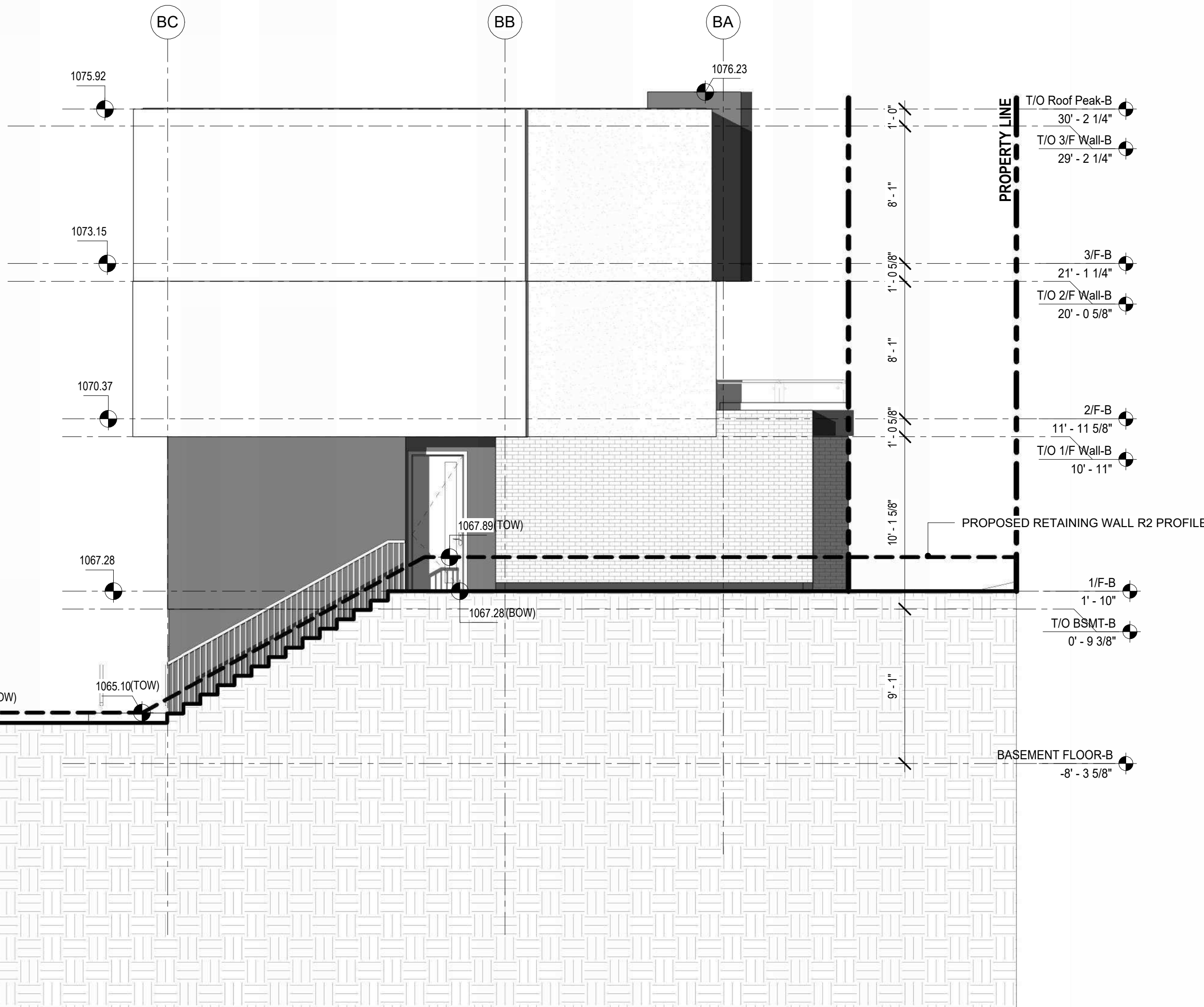
1 BUILDING D EAST ELEVATION
3/16" = 1'-0"



2 BUILDING D WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



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

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PROJECT

6+2 Units Townhouse

4008 Centre A Street NE

DRAWING	DWG NO.
ELEVATION-2	AB007

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LEGAL DESCRIPTION:	Lot 2, Block 29, Plan 7330HA & Lot 1A, Block 29, Plan 921 0934
MUNICIPAL ADDRESS:	4004 & 4008 Centre A Street N.E. Calgary, Alberta
DATE OF SURVEY:	March 18th, 2025.

NOTES:

Elevations are shown thus: **8** = 100.00 metres. (Geoidic)

Elevations are geoidic and derived from **ASD: 2018 ELEV: 107.671**

All distances are ground in metres and diagonals thereof unless otherwise shown.

All dimensions on curves are arc distances.

Bearings are grid (3W, CM14) and derived from GNSS Observations.

All fences are within 0.2 metres of the property lines unless otherwise shown.

All areas are measured to fasic unless otherwise shown.

All notes noted otherwise lines outside of property are not to scale.

LEGEND:

Acc. – Accessory	Calculation points shown thus:
A/C – Air Conditioner	Elevations shown thus:
Bldg. – Building	Fund Iron Posts shown thus:
BDC – Book of Curb	Fire Hydrants shown thus:
BOW – Book of Walk	Lamp Standards shown thus:
Cac. – Catenated	Manholes shown thus:
Cat. – Catenary	Mechanical Equipment shown thus:
C.C. – Concrete	Sink Sinks shown thus:
C.S. – Cast Iron	Electrical Meter shown thus:
C.S. – Counterpane	

X ● ○ ◐ ⋈ ⚡ ▽ ▲

[illegible]

ADAM BARBER, ALBERTA LAND SURVEYOR
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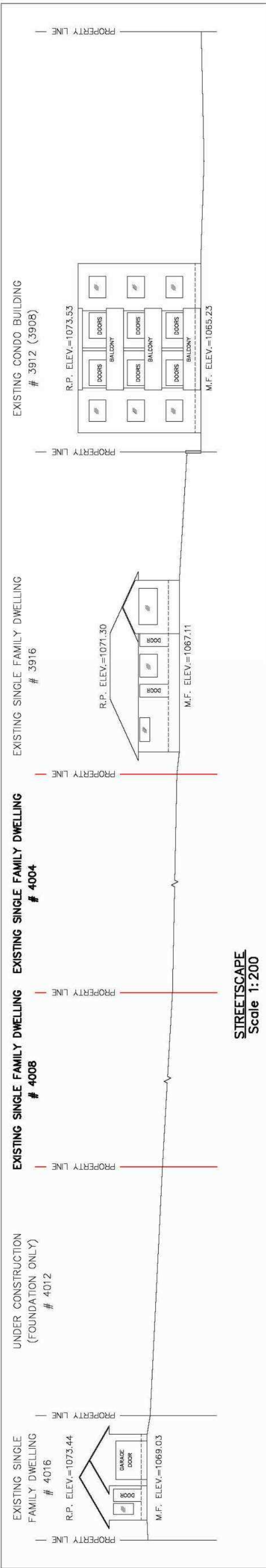
Tree Schedule				
Tree	Type	ϕ	Spread	Height
1	Bush	$\frac{1}{2}$	500 mm	3.00
2	Bush	$\frac{1}{2}$	500 mm	3.00
3	Bush	$\frac{1}{2}$	500 mm	2.50
4	Bush	$\frac{1}{2}$	500 mm	2.00
5	Bush	$\frac{1}{2}$	500 mm	2.00
6	Bush	$\frac{1}{2}$	500 mm	2.00
7	Bush	$\frac{1}{2}$	500 mm	2.00
8	Bush	$\frac{1}{2}$	500 mm	2.00
9	Coniferous	0.40	7.00	15.00
10	Coniferous	0.20	5.00	8.00
11	Coniferous	0.20	5.00	12.00
12	Coniferous	0.25	5.00	13.00
13	Coniferous	0.25	5.00	8.00
14	Coniferous	0.25	5.00	14.00
15	Coniferous	0.25	5.00	14.00
16	Coniferous	0.15	3.00	6.00
17	Coniferous	0.35	7.00	13.00
18	Coniferous	0.20	4.00	10.00
19	Coniferous	0.20	4.00	10.00
20	Coniferous	0.20	6.00	11.00
21	Coniferous	0.45	8.00	16.00
22	Coniferous	0.40	9.00	10.00

R.P. ELEV.=1071.30

M.F. ELEV.=1067.11

4.19

SIDEVIEW A NORTH ELEVATION
SCALE 1:200



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