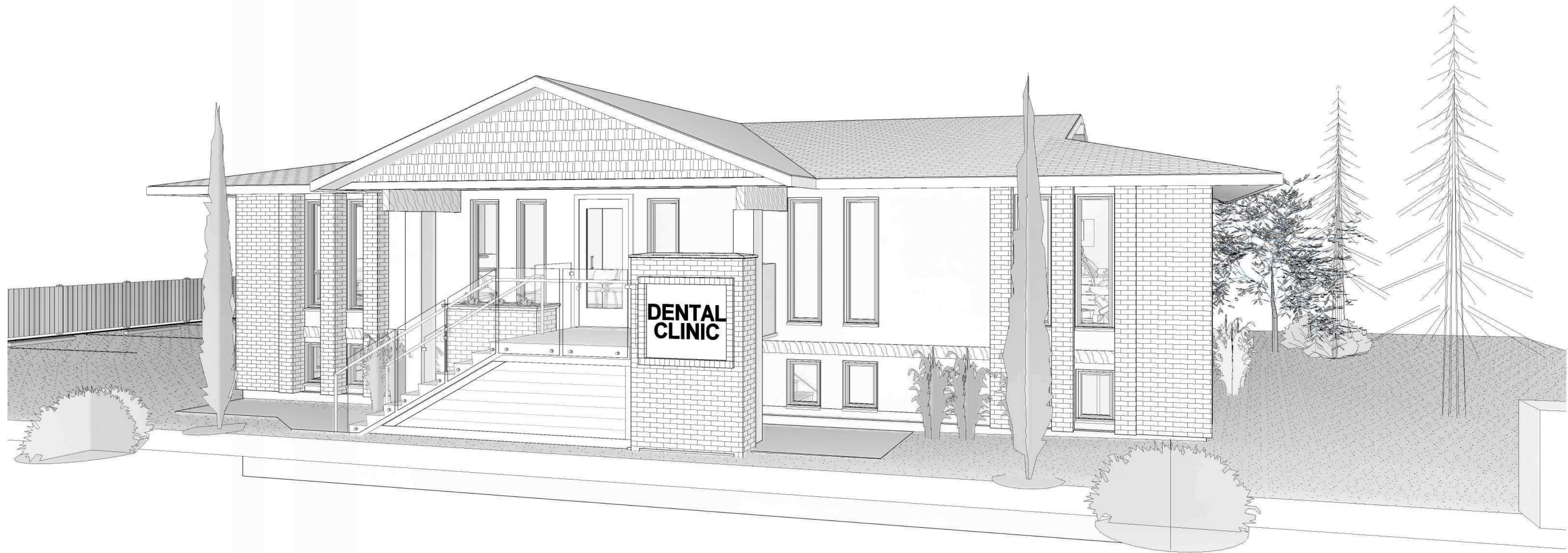
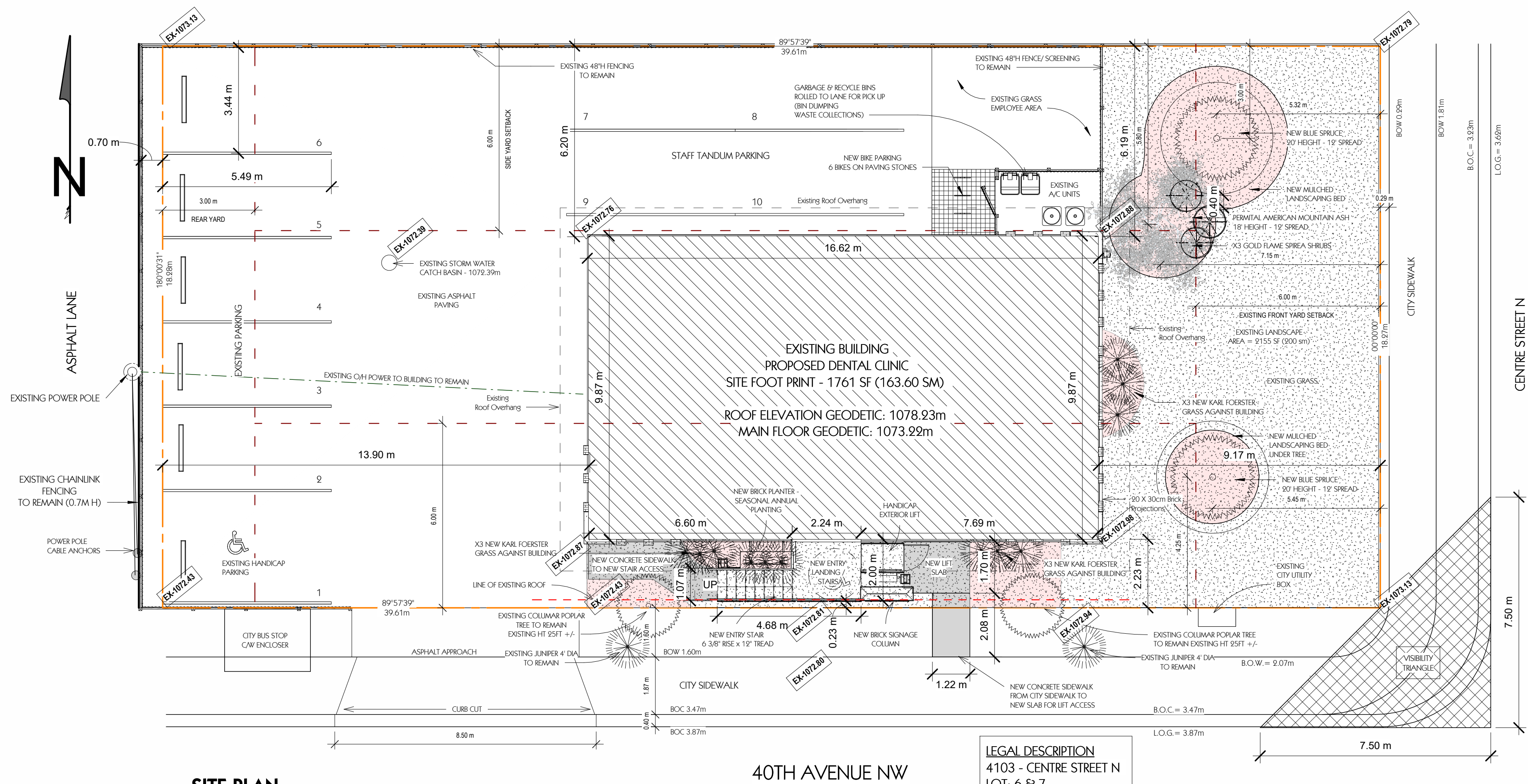


PROPOSED DENTAL CLINIC

4103 CENTRE STREET N



DP DRAWING LIST	
DP-1	SITE PLAN / EXTERIOR CONCEPTS
DP-2	DP SURVEY PLAN
DP-3	FLOOR PLAN
DP-4	REVISED EXTERIOR ELEVATIONS
DP-5	EXISTING SITE PHOTOS



SITE PARAMETERS:
LOT 68/7 SITE AREA = 793.67m²
BUILDING SITE COVERAGE = 163.60m²
LOT COVERAGE = 164 / 794 = 20.65% = 23%

MAIN FLOOR GROSS FLOOR AREA = 1594 SF (148sm)
BASEMENT FLOOR STAFF AREA - (FUTURE CLINIC EXPANSION) = 1700 SF (158 sm)
TOTAL CONSTRUCTION AREA = 3294 SF (306 sm)

ZONING: C-O - COMMERCIAL - OFFICE

PARKING REQUIREMENTS:
HEALTH-CARE SERVICES - 4.0 / 100m²
148 / 100 = 1.48 x 4 = 5.99 STALLS
6 STALLS Required - 10 stalls shown

1 H/C stalls shown
4 Staff stalls shown
6 Patron Stalls Shown

**** ADDITIONAL STAFF PARKING ARRANGED AT NEARBY PROPERTY LOCATION**

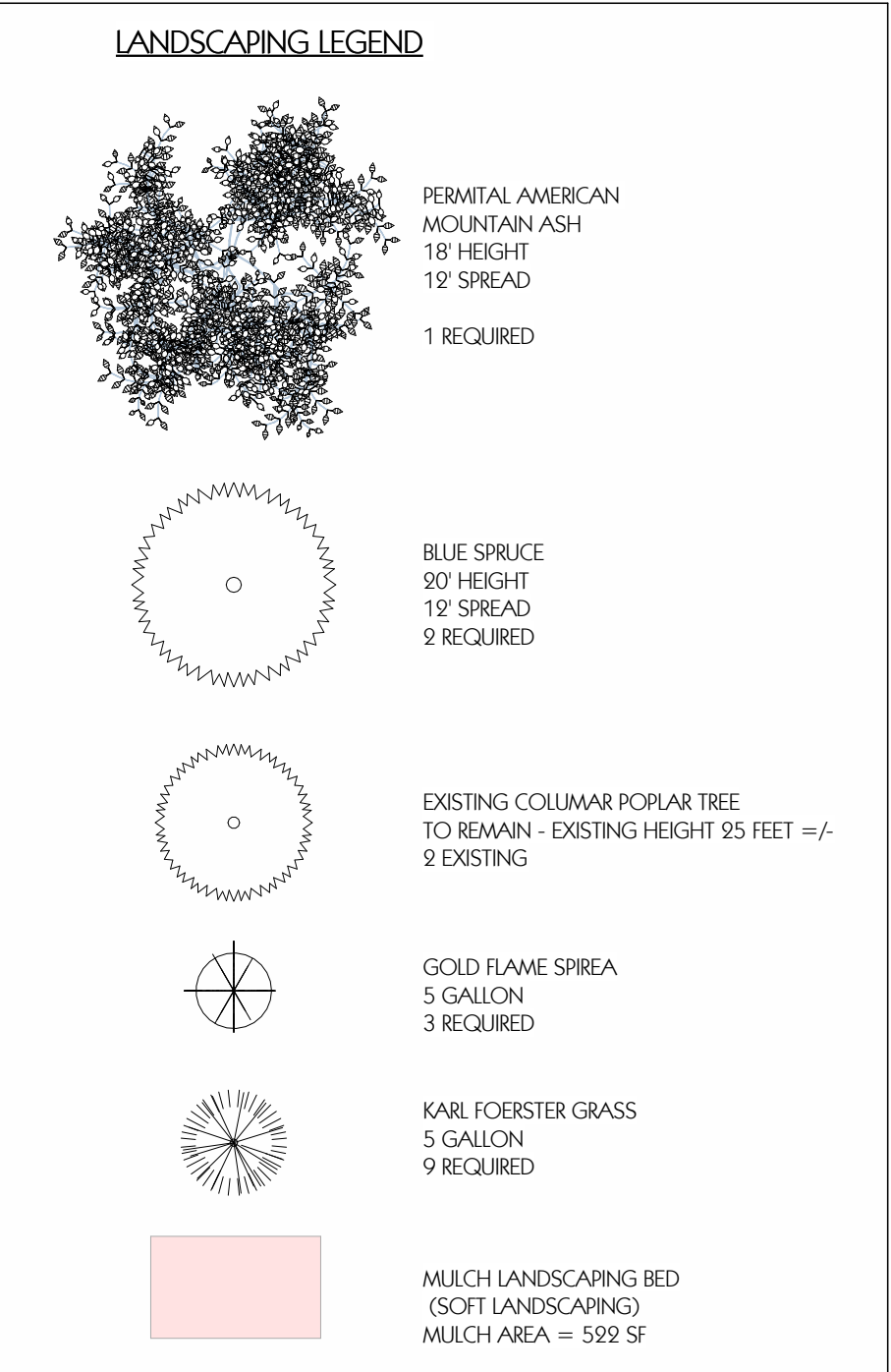
LANDSCAPING REQUIREMENTS
LANDSCAPING AREA SHOWN = SOFT LANDSCAPING AREA PROVIDED
9155 sf (800sm) AREA
200 sm / 35 = 5.71 = 6

LANDSCAPING AREA = 522 SQ. FT (49 sm)
794/49 = 14.77 = 15% OF SITE AREA

1 TREE / 6 = 6 TREES REQUIRED
2 EXISTING TO REMAIN
4 NEW - 2 CONIFEROUS / 2 DECIDUOUS

2 SHRUBS / 6 = 12 SHRUBS REQUIRED
19 NEW SHRUBS SHOWN

***NO SITE IRRIGATION IS PLANNED AS PER EXISTING CONDITIONS**



LEGAL DESCRIPTION
4103 - CENTRE STREET N
LOT: 6 & 7
BLOCK: 2
PLAN: 6010 AG

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RECORD OF ISSUE		
1	APRIL 20, 2026	DP APPLICATION SUBMISSION

REVISION SCHEDULE		
#	Date	Revision Description

NOTE:
REFER TO 'DECCA DESIGN' FINISHING SCHEDULE FOR ALL PRODUCT SPECIFICATIONS, LOCATIONS AND SUPPLIERS

ISSUED FOR DEVELOPMENT PERMIT

APPROVAL:
DATE: _____
SIGNATURE: _____

LEGAL DESCRIPTION:
LOT: 6 & 7
BLOCK: 2
PLAN: 6010 AG
ADDRESS: 4103 CENTRE STREET N
CALGARY, AB

DECCA design inc.

626 35 AVENUE N.E.
CALGARY, ALBERTA T2E 2L1
PHONE: (403) 230-1014
FAX: (403) 230-1025

CLIENT:

PROJECT:
Proposed Dental Clinic

4103 CENTRE STREET N
CALGARY, ALBERTA T2E 2V6

ARCHITECT:

SITE PLAN / EXTERIOR CONCEPTS

DATE: APRIL-20-26
DRAWING / CHECKER: DECCA
SCALE: 1 : 100
JOB NO.: 2047
DRAWING NO.: DP-1

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lots 6 & 7
Block 2
Plan 6010AG
MUNICIPAL ADDRESS: 4103 Centre Street N.W.
Calgary, Alberta
DATE OF SURVEY: April 9th, 2026.

LEGEND
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 198010 Elev.=1073.11
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: X
Found Iron Bars are shown thus: X
Found Iron Bars are shown thus: X
Magnetic Nails are shown thus: X
Calculation points are shown thus: X
Fire Hydrants are shown thus: X
Water Valves are shown thus: X
Gas Valves are shown thus: X
Power Poles are shown thus: X
Manholes are shown thus: X
Lamp Standards are shown thus: X
Street Signs are shown thus: X
Property lines are shown thus: X
Utility Right of Ways are shown thus: X
Eaves are shown thus: X
Fences are shown thus: X
Streetlight Cables are shown thus: X
Underground Electrical lines shown thus: X
Sanitaryline are shown thus: X
Combined Storm/Sanitary are shown thus: X
Telephone Lines are shown thus: X
Waterline are shown thus: X
Gasline are shown thus: X
Overhead Electrical lines shown thus: X
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
NOTE:
Title information is based on the C. of T. 161 278 729 which was searched on the 7th day of April, 2026, and is subject to:
Zoning Regulations No.: 771 147 064

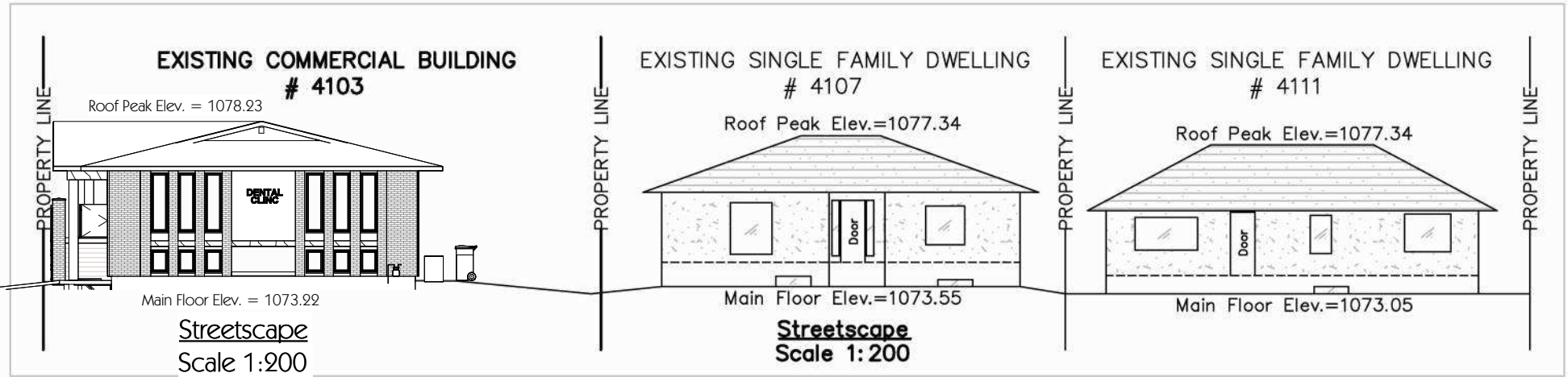
ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B---Iron Bar
LOG---Lip of Gutter
MA---Maintenance Access
Mk---Mark
M.N---Magnetic Nail
O.D---Overland Drainage
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well

This plan represents the best information at the time of survey.
Arc 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 Alberta One-Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Coniferous	0.40	3.00	9.00
2	Coniferous	0.40	4.00	9.00
3	Deciduous	0.20	1.00	8.50
4	Deciduous	0.24	1.00	8.50



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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca



1

ITION = 1073.99m

ON AREA = 1700 SF
= 3294 SQ. FT.



3 Revised Front Entry Exterior 3D

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RECORD OF ISSUE		
1	APRIL 20, 2026	DP APPLICATION SUBMISSION

REVISION SCHEDULE		
#	Date	Revision Description
1	01.01.2022	Revision 1

NOTE:
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DATE: _____
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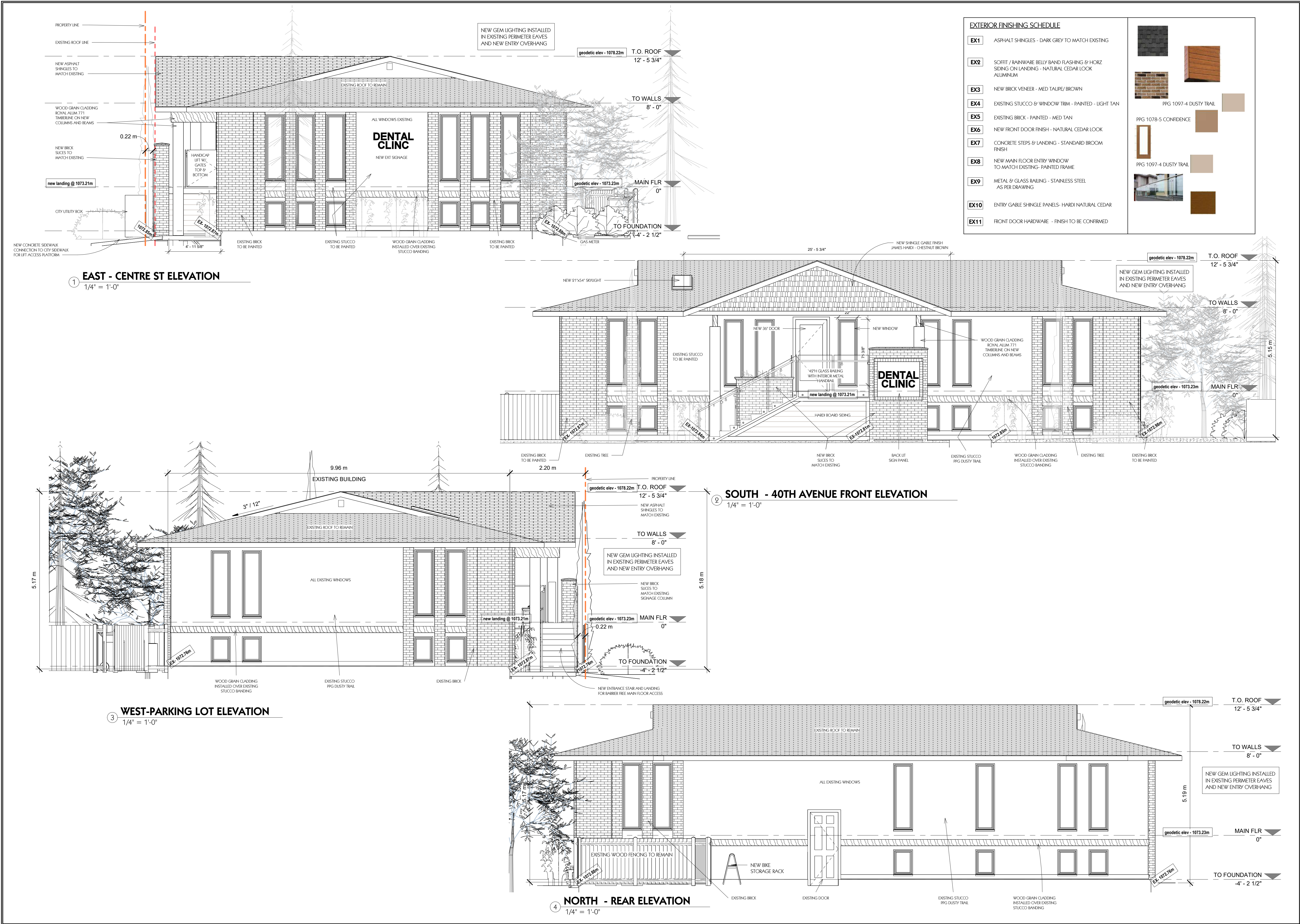
4103 CENTRE STREET N
CALGARY, ALBERTA T2E 2V6

ARCHITECT:

FLOOR PLAN

DATE: APRIL-20-26
DRAWING / CHECKER: Decca
SCALE: As indicated
JOB NO.: 2047
DRAWING NO.: **DP-3**

1/4" = 1'-0"



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4103 CENTRE STREET N
CALGARY, ALBERTA T2E 2V6

ARCHITECT:

REVISED EXTERIOR ELEVATIONS

DATE: APRIL 20 26 DRAWING / CHECKER: Checker

SCALE: 1/4" = 1'-0" JOB NO: 2047

DRAWING NO: DP-4



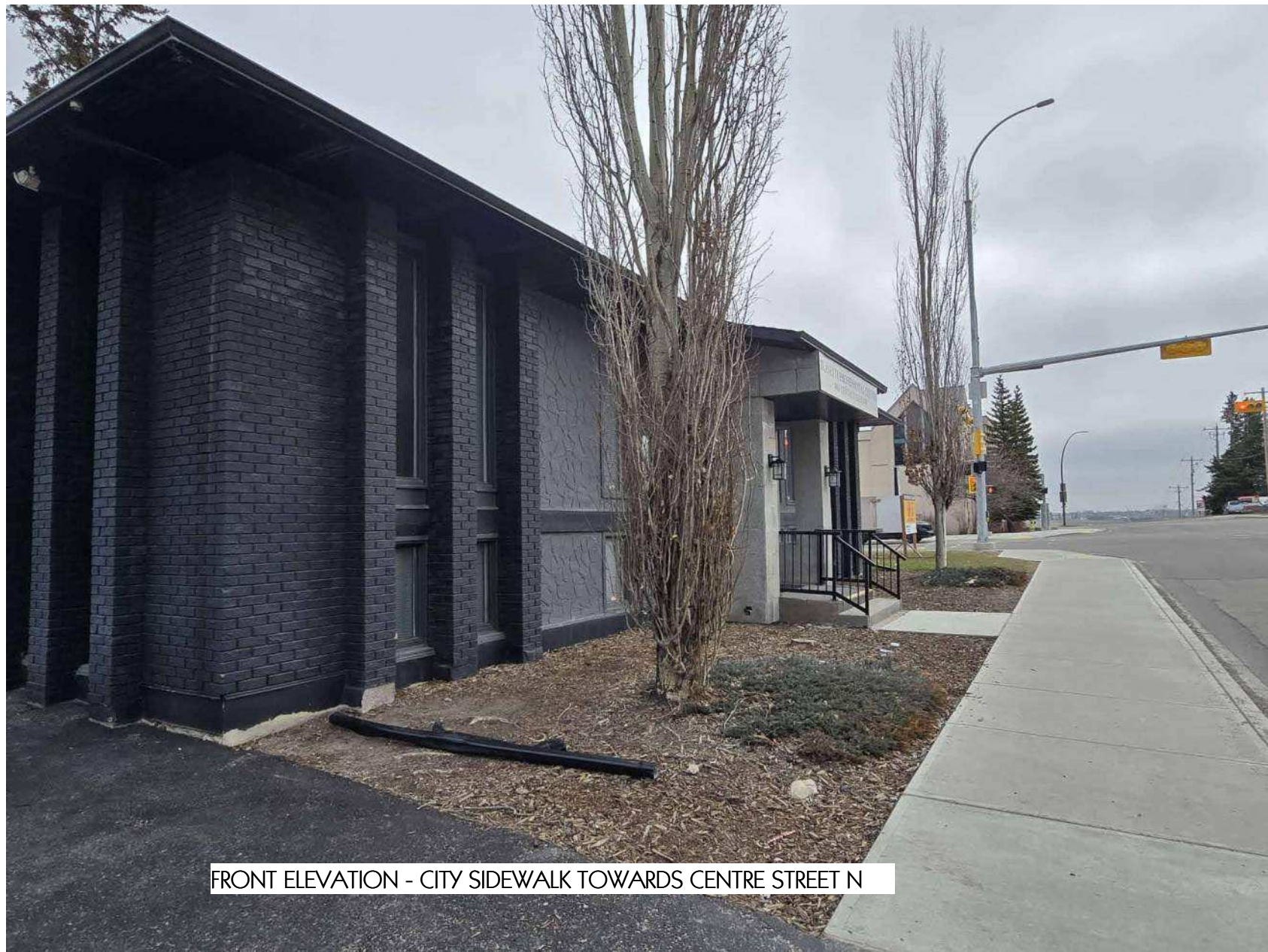
FRONT ELEVATION ON 40TH AVENUE NW



EXISTING BUS STOP ENCLOSER ON SOUTHWEST CORNER OF PROPERTY



SITE ARIEL - GOOLE EARTH VIEW



FRONT ELEVATION - CITY SIDEWALK TOWARDS CENTRE STREET N



SIDE ELEVATION ON CENTRE STREET N



INTERSECTION AT CENTRE STREET & 40TH AVENUE NW



NORTH WEST VIEW FROM 40TH AVENUE



SIDE ELEVATION FROM EXISTING PARKING LOT



REAR ELEVATION - EXISTING STAFF REAR ENTRANCE



A/C ENCLOSER- GARBAGE BIN STORAGE

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4103 CENTRE STREET N
CALGARY, ALBERTA T2E 2Y6

ARCHITECT: _____

EXISTING SITE PHOTOS

DATE: APRIL-20-26
SCALE: 2047
DRAWING NO. DP-5
DRAWING / CHECKER: Checker
JOB NO. 2047