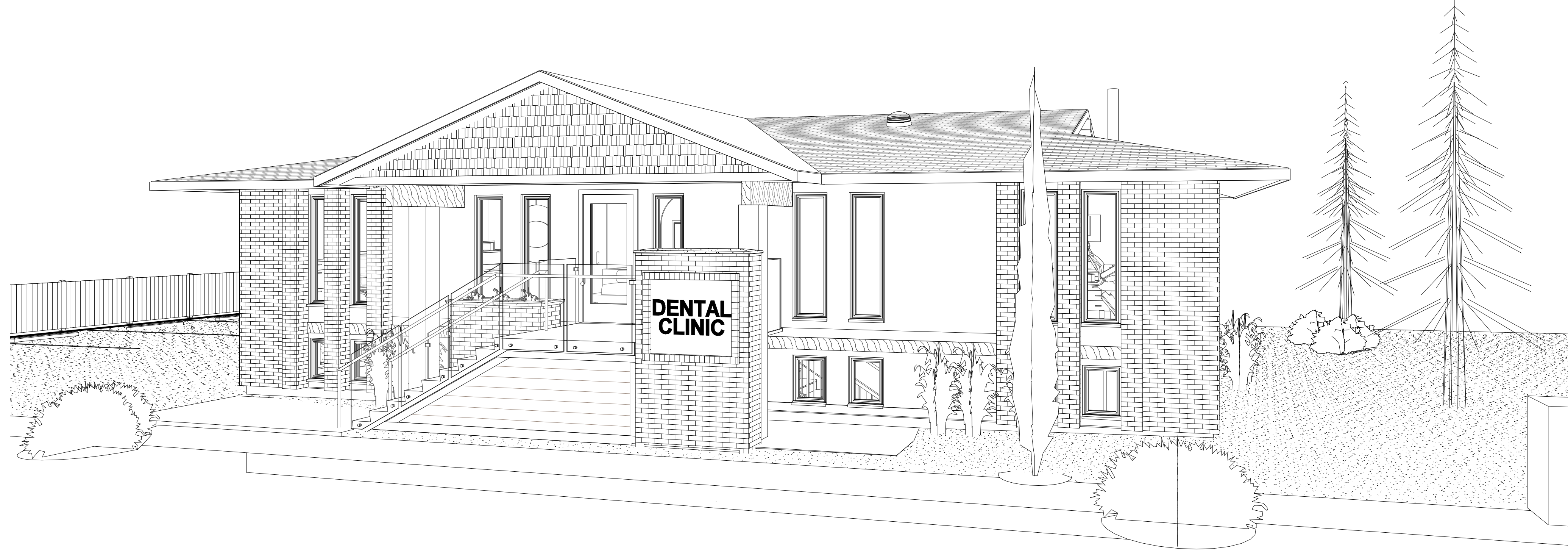


PROPOSED DENTAL CLINIC
4103 CENTRE STREET N



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

[illegible][illegible]

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



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

CLIENT:

Proposed Dental Clinic

4103 CENTRE STREET N
CALGARY, ALBERTA T2E 2Y6

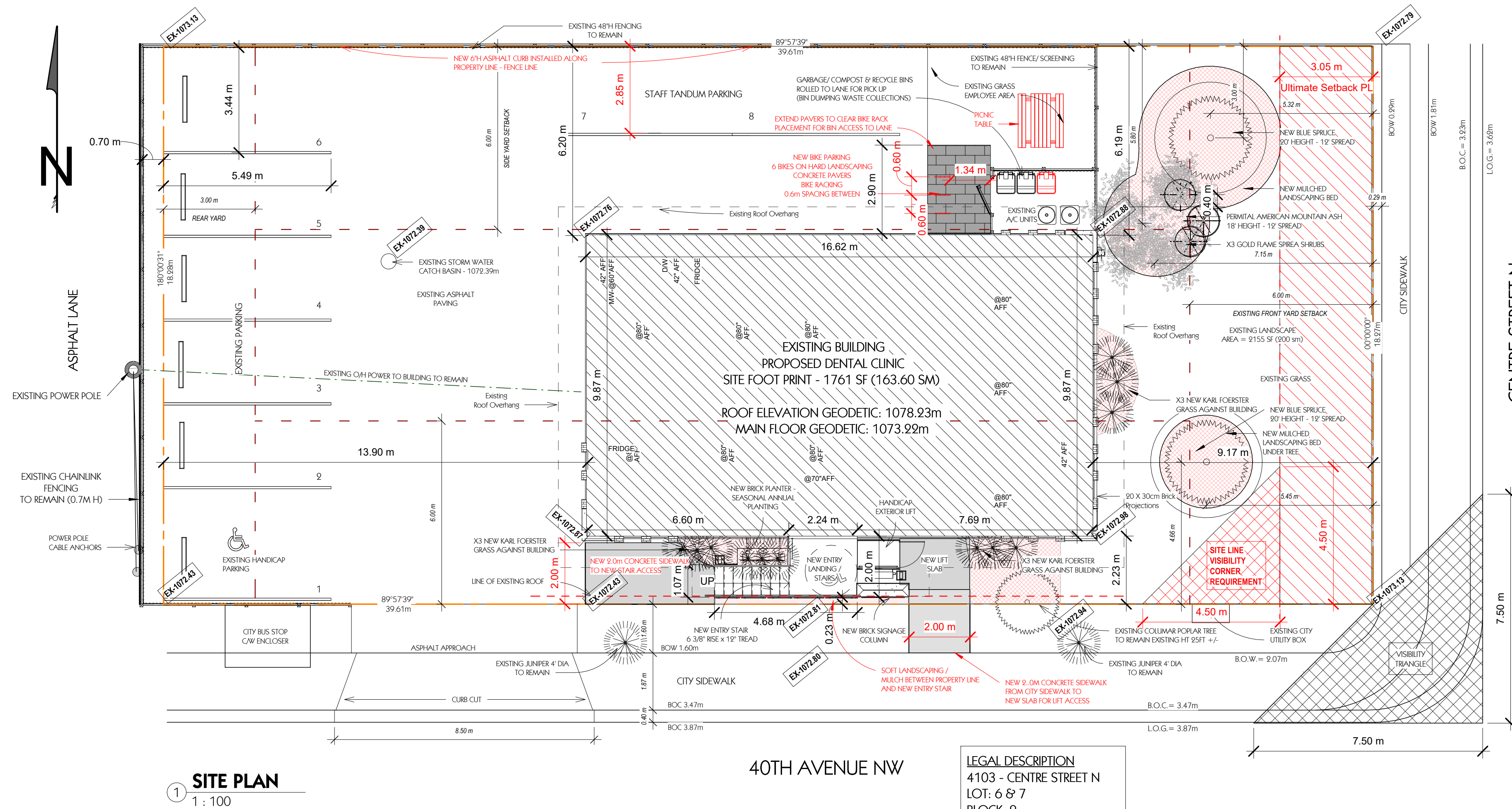
ARCHITECT:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

SITE PLAN / EXTERIOR CONCEPTS

<u>DATE:</u>	<u>DRAWING / CHECKER</u>
JUNE 22-26	DECCA
<u>SCALE:</u>	<u>JOB NO.</u>
1 : 100	2047
<u>DRAWING NO.</u>	DP-1

PRINTED DATE: 2026-06-22 2:02:51 PM



SITE PARAMETERS:

LOT 687 SITE AREA =	723.67m ²
BUILDING SITE COVERAGE =	163.60m ²
LOT COVERAGE =	164 / 724
	= 22.65 = <u>23%</u>

MAIN FLOOR GROSS FLOOR AREA = 1594 SF (148sm)
 BASEMENT FLOOR STAFF AREA - (FUTURE CLINIC EXPANSION) = 1700 SF (158 sm)
 TOTAL CONSTRUCTION AREA = 3994 SF (306 sm)

ZONING: C-O - COMMERCIAL - OFFICE

PARKING REQUIREMENTS:
HEALTHCARE SERVICES - 4.0 / 100m²
148 / 100 = 1.48 x 4 = 5.92 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

2155 sf (2000sm) AREA
800 / 35 = 5.71 = 6

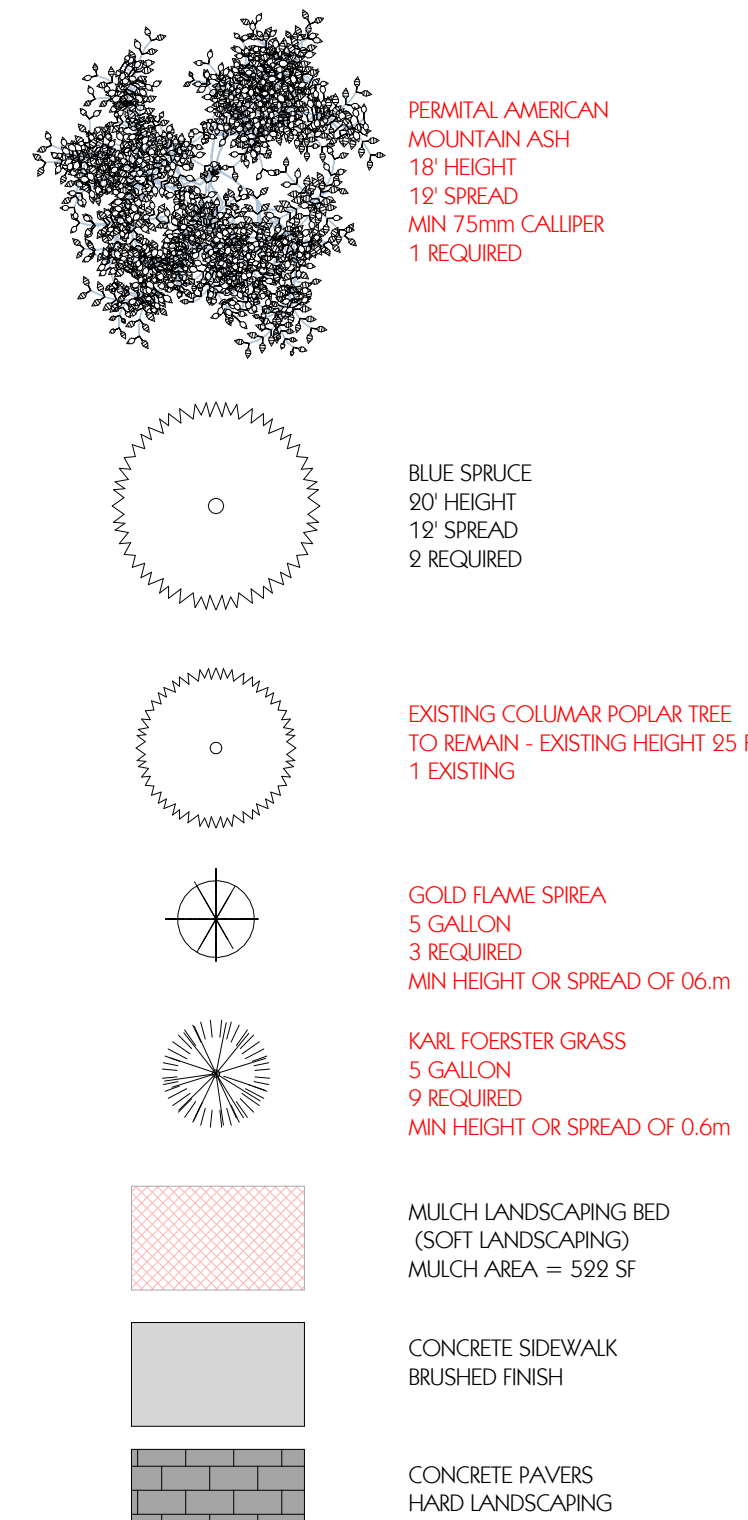
LANDSCAPING AREA = 529 SQ FT (49 sm)
724/49 = 14.77 = 15% OF SITE AREA

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

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

*NO SITE IRRIGATION IS PLANNED AS PER EXISTING CONDITIONS

LANDSCAPING LEGEND



NOTE: MIN DEPTH OF 300mm TOPSOIL REQUIRED FOR ALL SODDED AREAS AND 60mm FOR SHRUB AND TREE BED AREAS

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 ASGM 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
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
Stormline are 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

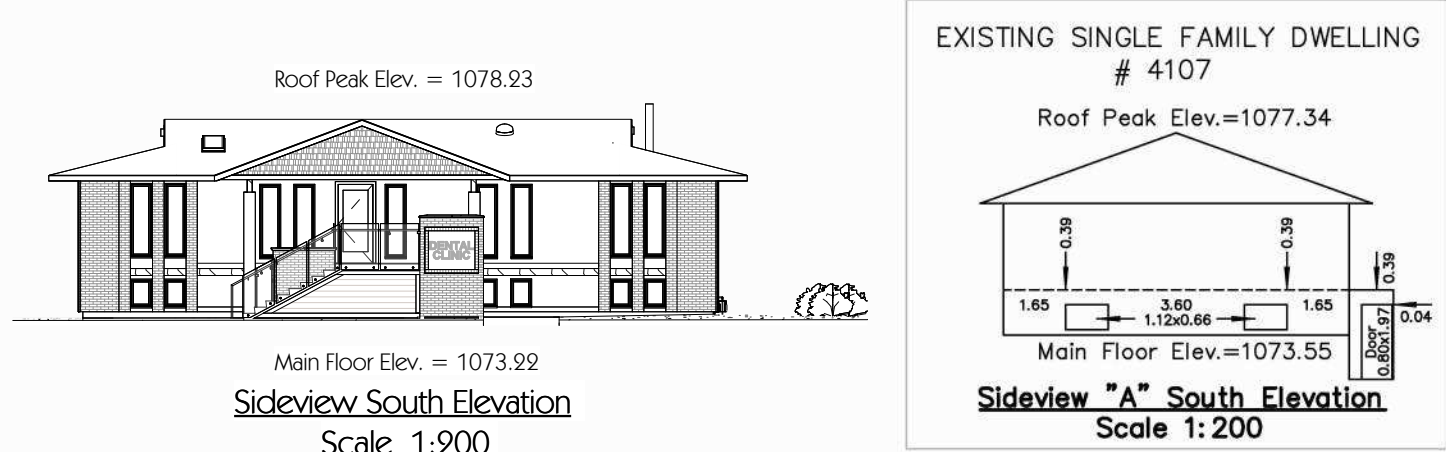
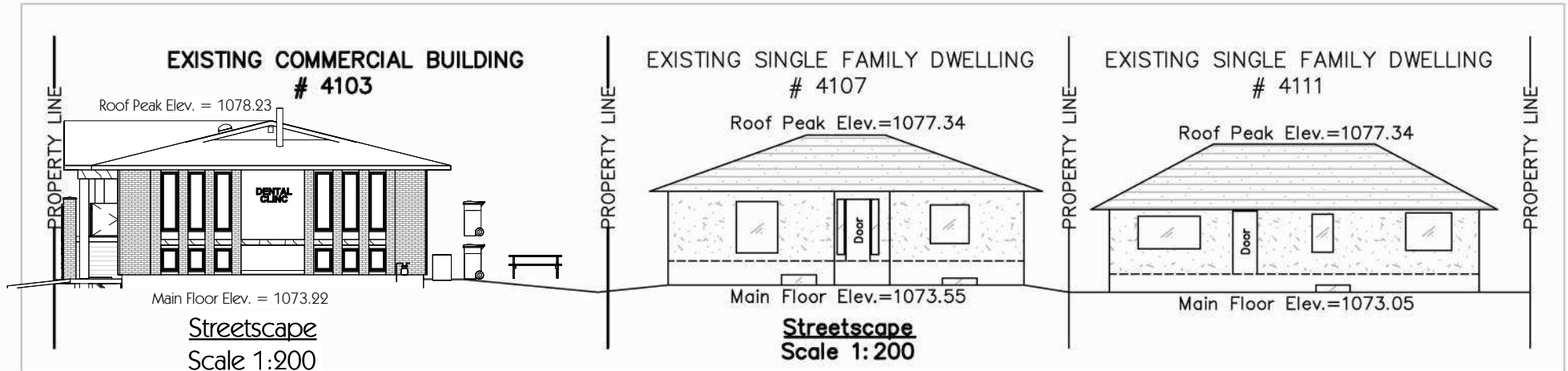
ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B---Iron Bar
LOG---Lip of Gutter
MA---Maintenance 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



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



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