



IVORY PORT PLAZA
4025 108th. Avenue NE Calgary, AB

ISSUED FOR DEVELOPMENT PERMIT
25.04.19

ARCHITECTURAL

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- DP0.1 SITE VIEWS
- DP0.2 SURVEY & TOPOGRAPHY
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- 01 SITE SERVICING PLAN
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- PLAN

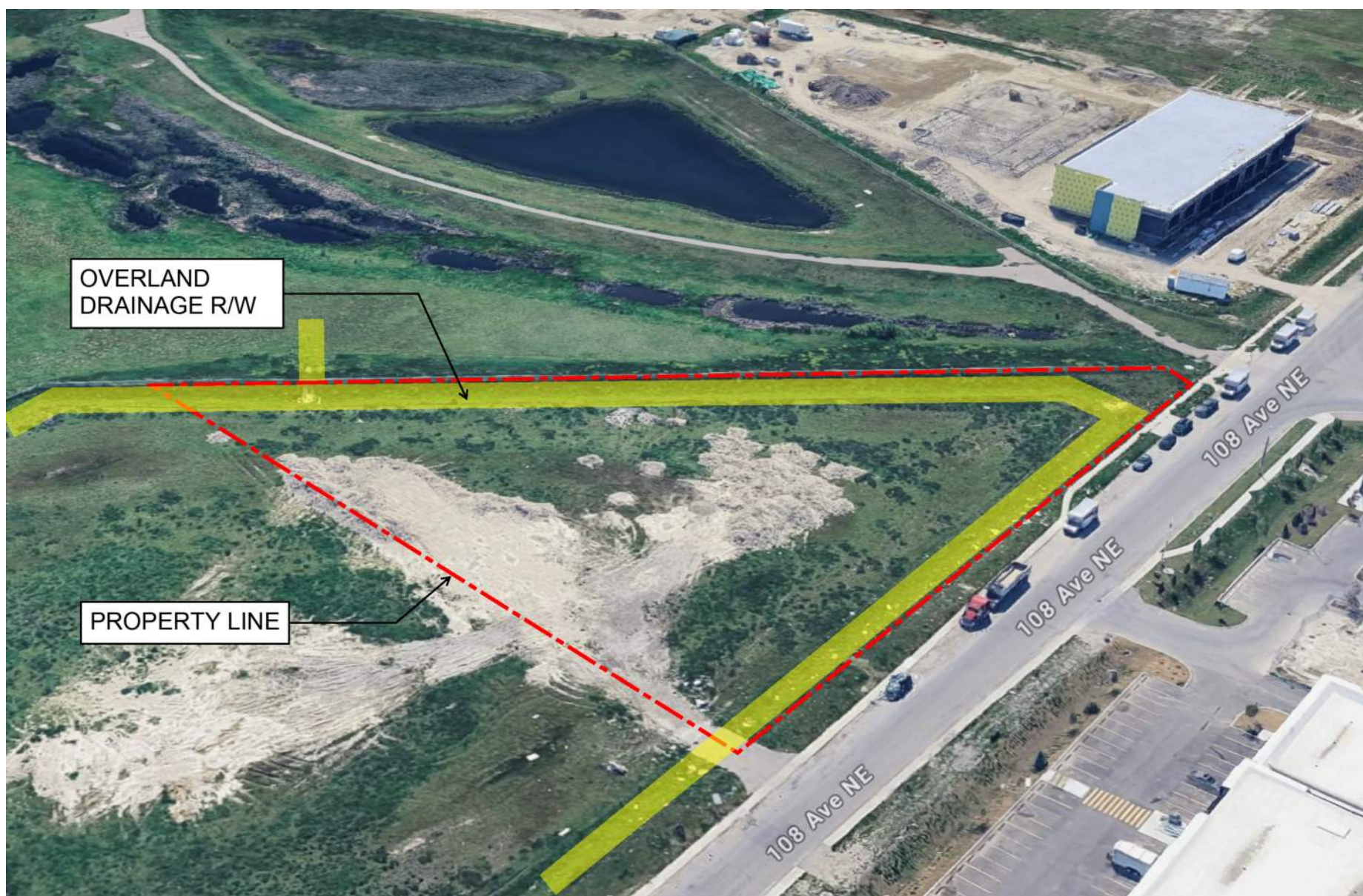




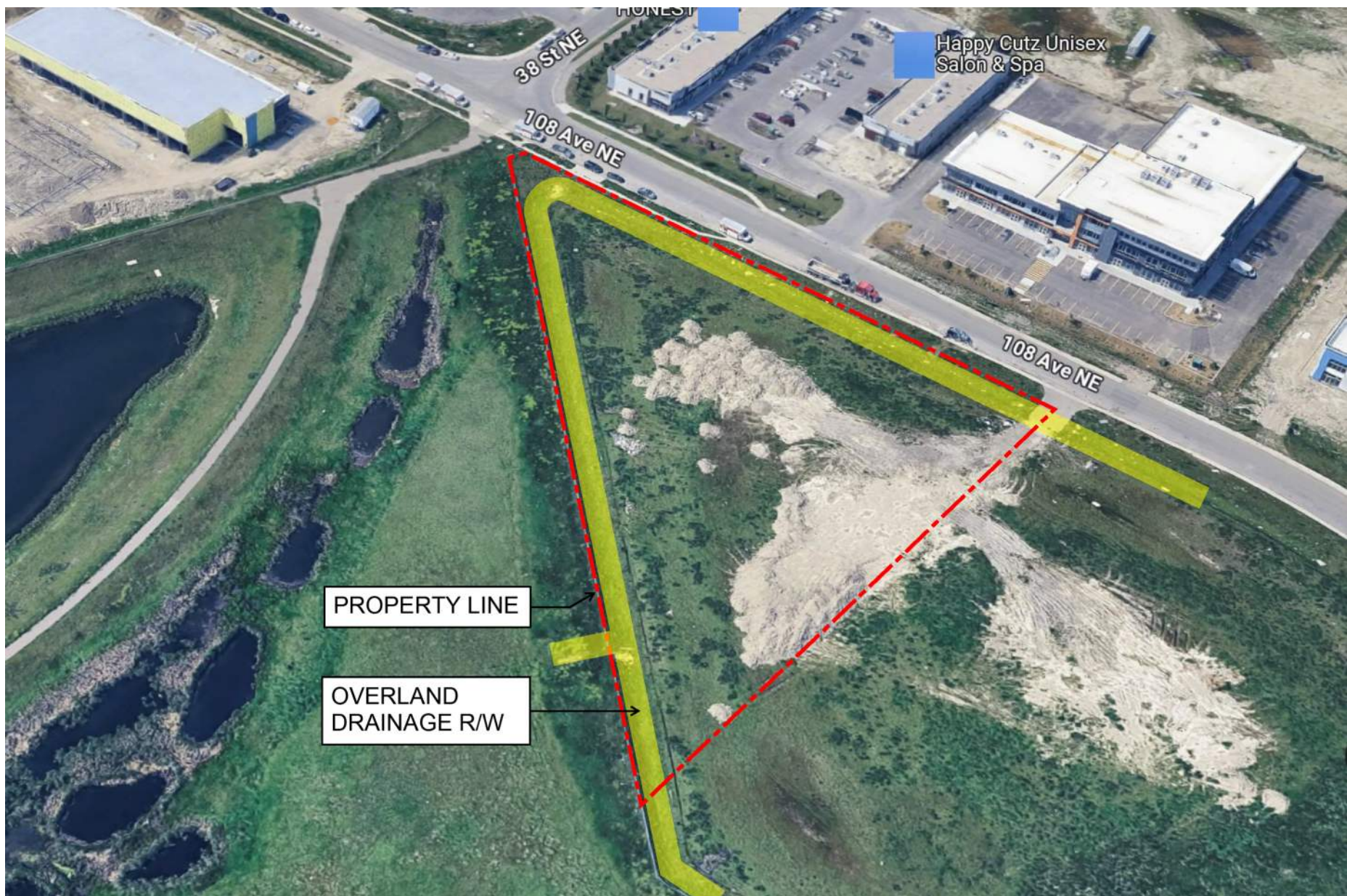
ARIEL VIEW 01 LOOKING SOUTH



ARIEL VIEW 03 LOOKING EAST



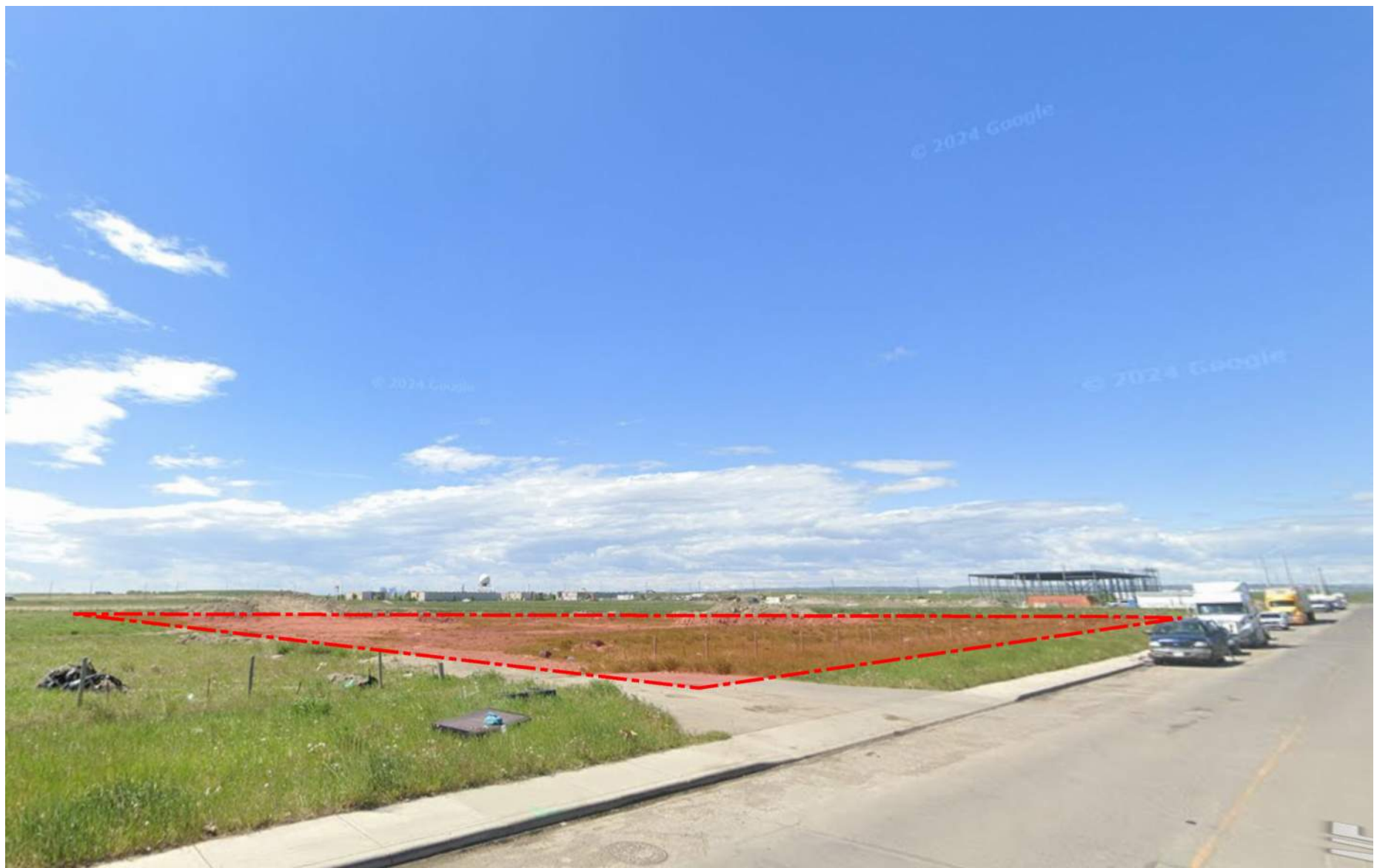
ARIEL VIEW 02 LOOKING WEST



ARIEL VIEW 04 LOOKING NORTH



STREET VIEW 01 LOOKING SOUTHEAST



STREET VIEW 02 LOOKING SOUTHWEST

Rev	Description	Date
1	ISSUED FOR DP	25.04.19
2	ISSUED FOR DTR COMMENTS	25.09.19
3	ISSUED FOR DTR 2 COMMENTS	25.11.14

SEAL

CLIENT
Ivory Homes Builds Inc.

PROJECT
Ivory Port Plaza

TITLE
SITE VIEWS

DRAWN BY AS	CHECKED BY BA	DATE 11/04/25
SCALE 1:1	PROJECT NUMBER 35	
DRAWING NUMBER DP0.1	REV 3	

CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY OF
SITE PLAN AND ELEVATIONS
OF

Lot 12, Block 2, Plan 221 0553
WITHIN
N.W.1/4 Sec. 22, Twp.25, Rge.29 W. 4 M.

SCALE: 1:500

BY: AZIZ M. DHARAMSHI, A.L.S. 2022

LEGEND

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCH 9209 = 1093.351
Bearings are Q-oid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum - North American Datum 1983
Projection - 3° Transverse Mercator
Reference Meridian - 114° West Longitude
Combined Scale Factor - 0.999731

Elevations are shown thus:

Catch basins are shown thus:

Manholes are shown thus:

Fire Hydrants are shown thus:

Light Standards are shown thus:

Power Poles are shown thus:

Water Valves are shown thus:

Signs are shown thus:

Face of Curb lines are shown thus:

Lip of Gutter lines are shown thus:

Contour lines are at 0.25m intervals and shown thus:

NOTE:
BLOCK PROFILES HAVE NOT BEEN PUBLISHED AT THIS TIME

ABBREVIATIONS

ASCH Alberta Survey Control Marker
N. North
S. South
E. East
W. West
Sec. Section
Twp. Township
Rge. Range
M. Meridian
F.d. Found
I. Iron Post
R/W Right-of-Way
Re-est. Re-established

Res. Restored
Wit. Witness
R. Radius
L. Arc Length
m Metres
B.G.C. Back of Curb
L.O.G. Lip of Gutter
WCR Wheel Chair Ramp
CC Curb Cut
CB Catch Basin
MH Manhole
LS Light Standard
WV Water Valve

The survey was performed on June 9, 2022

Certified Correct this 22nd Day of June, 2022

Alberta Land Surveyor

ADDRESS OF SITE
4025 108th AVENUE N.E.
CALGARY, ALBERTA

REGISTERED OWNERS

AS OF C. OF T. NO. 221 073 991
SHEPARD JACKSONPORT LTD.

CAUTION - PRIOR TO ANY CONSTRUCTION
UNDERGROUND FACILITIES NEED TO BE
LOCATED BY:

TRONNES GEOMATICS INC. 8135 - 10th Street S.E., Calgary, Alberta T2H 2Z8, 403-207-0303; FRe: 21-1311



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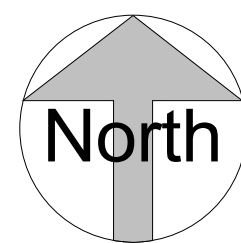
PROJECT

Ivory Port Plaza

TITLE

SURVEY &
TOPOGRAPHY

DRAWN BY AS	CHECKED BY Checker	DATE 11/04/25
SCALE 1:10	PROJECT NUMBER 35	REV 3
DRAWING NUMBER DP0.2		

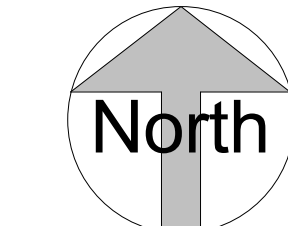
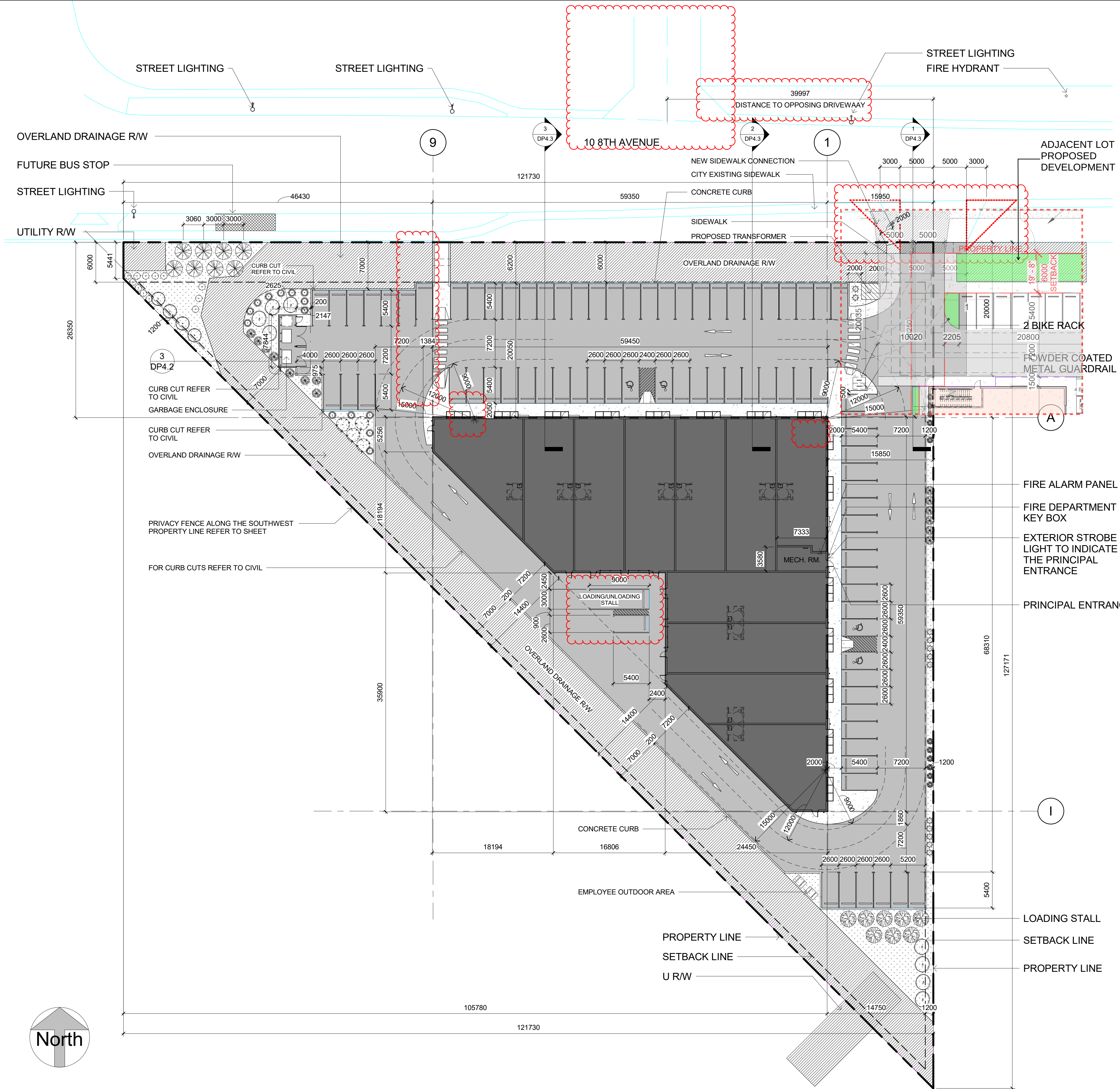


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PROJECT

Ivory Port Plaza

DRAWN BY Author	CHECKED BY Checker	DATE 02/08/26
SCALE 1 : 300	PROJECT NUMBER 35	
DRAWING NUMBER DP0.3		REV 1



1 SITE PLAN
1 : 300

PROJECT STATISTICS

DEVELOPMENT DESCRIPTION

The development at 108 Avenue NE. is an industrial/ commercial building decided into tenants space for rent and provided with 103 parking stalls and served with a road around the building for ease of access and service.

MUNICIPAL ADDRESS

4025 108 Ave., NE, Calgary, AB

LEGAL ADDRESS

Lot 12, Block 2, Plan 221 0553

LAND USE ZONING

I-G

LAND USE REGULATION

SETBACK FROM	ALLOWED	PROPOSED
Front	6.0M	6.0M
Rear	-	-
East Side	1.2M	1.2M
Southwest Side	1.2M	13.6M
Maximum Height	No Limit	7.4M
F.A.R.	1	1
G.F.A.	8070 SQ.M.	1,970 SQ.M.
Proposed Site Coverage		24.4%

PARKING

Total No. Provided Parking Stalls	83 Stalls
B.F. Parking Stalls	4 Stalls
Bicycle Parking	4 (Class 1)

AMENITY SPACE

Employee Outdoor Area	10.0M Min.	11.5M
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WASTE AND RECYCLING

- GARBAGE ENCLOSURE SIZE 8.5MX3M
 - WASTE AND RECYCLING TO BE PRIVATE PICKUP
 - ALL PORTIONS OF WASTE AND RECYCLING COLLECTION ROUTE TO BE HEAVY DUTY ASPHALT STRUCTURALLY CAPABLE OF SUPPORTING MINIMUM OF 25,000KG.
 - 7M CLEAR HEIGHT PROVIDED AT STANDING COLLECTION AREA
 - 2.875MX7.625M (TOTAL OF 6M3 DIVIDED IN 2 PINS)
- 1967M2/1000M2= 1.967M
EACH 1000M2 PRODUCE 3M3
1.967X3= 5.901M3 ~ 6.0M3
2 BINS OF 3.1M3 PROVIDED
1.5X2.0M AREA PROVIDED WITHIN THE ENCLOSURE FOR RESTAURANT GREASE WASTE DISPOSAL

PARKING NOTES

- ALL PARKING STALLS ARE 2.6MX5.4M UNLESS OTHERWISE INDICATED
- ALL PARKING STALLS HAVE MINIMUM VERTICAL CLEARANCE OF 2.1M
- ALL SURFACE PARKING AREAS AND DRIVE AISLES ARE ASPHALT
- WHEEL STOPS TO CITY OF CALGARY STANDARD

SITE NOTES

- REFER TO SITE GRADING PLAN FOR GEODETIC DATUM POINTS/ CONTOURS
- REFER TO SITE SERVICING PLAN FOR EXISTING AND PROPOSED UNDERGROUND UTILITY AND SERVICES CONNECTIONS
- ALL ELEMENTS IN PLAN PROPOSED UNLESS OTHERWISE NOTED
- FIRE ACCESS ROUTE DESIGNED TO SUPPORT A 38,556 KG/85,000 LBS LOAD
- "NO PARKING SIGN" TO BE INSTALLED ON BOTH SIDES OF THE FIRE ACCESS ROUTE
- FIRE ACCESS ROUTE IS DESIGNED TO SUPPORT THE NFPA 1901 POINT LOAD OF 517kPa (75 psi) OVER A 24"x24" AREA WHICH CORRESPONDS TO THE OUTRIGGER PAD SIZE.

SITE LEGEND

PROPERTY LINE	— — — — —
SETBACK LINE	- - - - -
BUILDING FOOTPRINT	■
OVERLAND DRAINAGE R/W	▨
CONCRETE PATHWAY AND CURBS	□
ASPHALT SURFACE	▤
EMPLOYEE OUTDOOR TABLE	▧
EMPLOYEE OUTDOOR TABLE	▩
BIKE RACK- CLASS 2	⌈ ⌋
BOLLARD	•
FIRE HYDRANT	⊕
STREET LIGHT	⊙

BA Architect

Bahaa Al-Neama Architect, AAA
402 Sherwood Place NW Calgary

Rev	Description	Date
1	ISSUED FOR DP	25.04.19
2	ISSUED FOR DTR COMMENTS	25.09.19
3	ISSUED FOR DTR 2 COMMENTS	25.11.14
4	ISSUED FOR DTR 3 COMMENTS	26.02.08

SEAL

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PROJECT

Ivory Port Plaza

TITLE

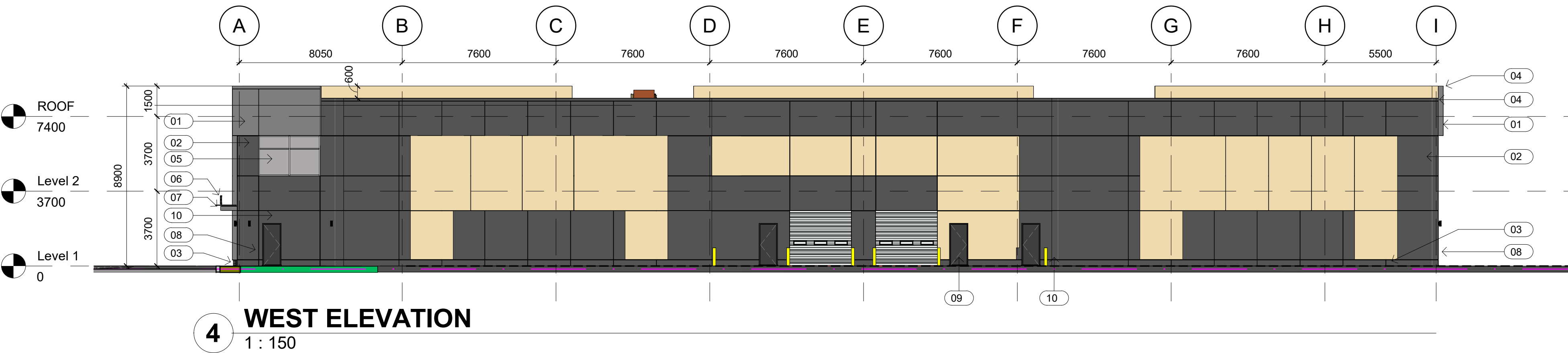
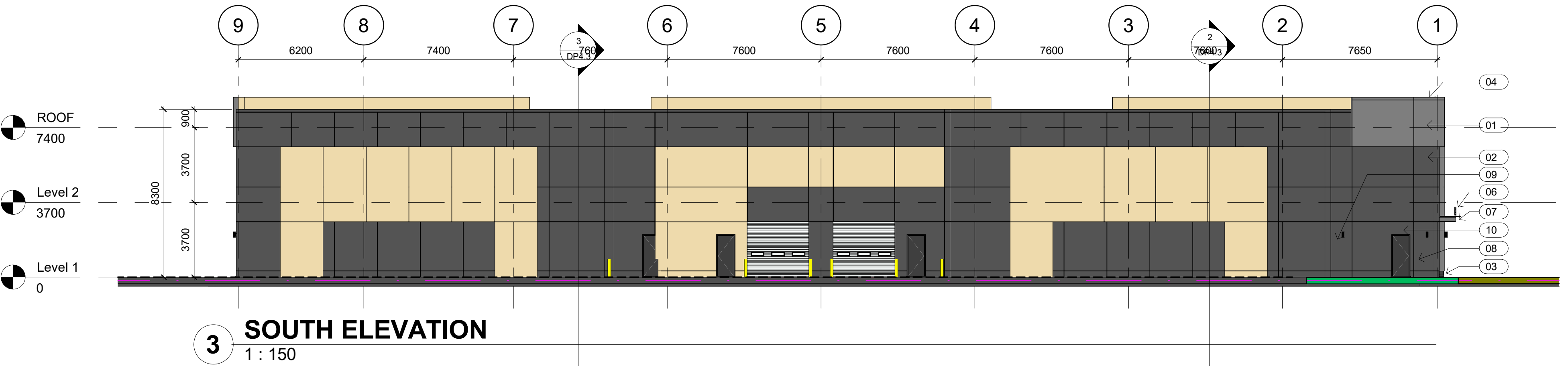
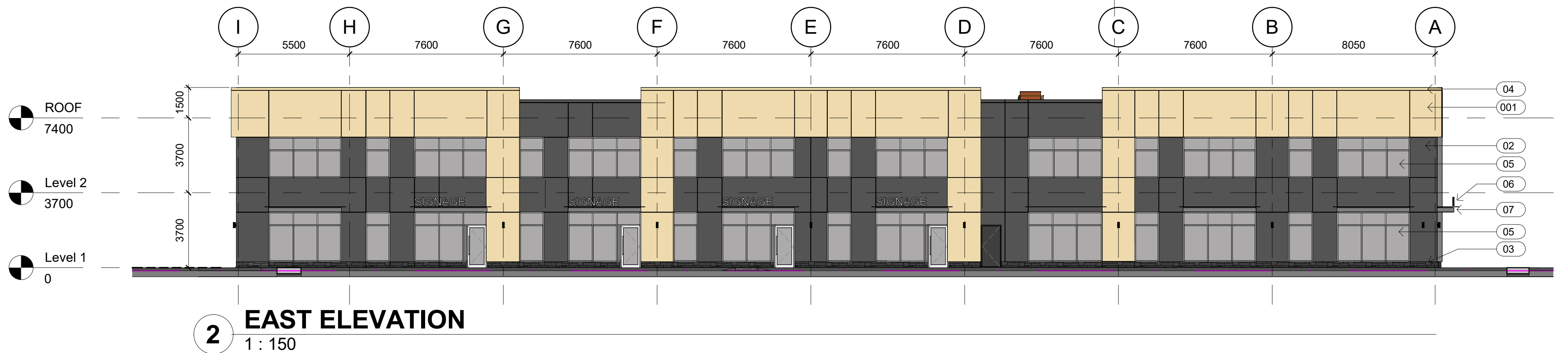
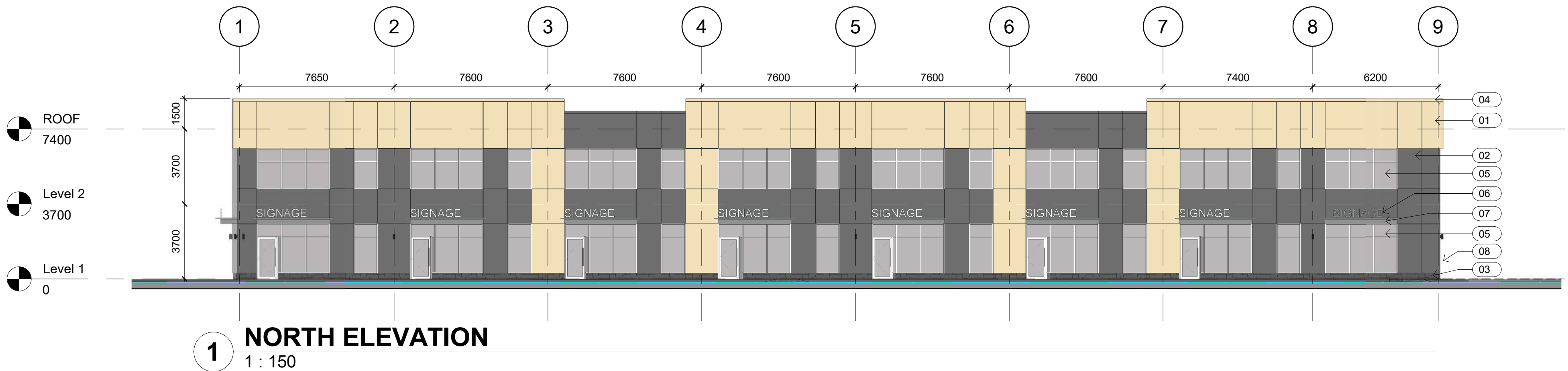
SITE PLAN

DRAWN BY AS	CHECKED BY BA	DATE 11/08/25
SCALE As indicated	PROJECT NUMBER 35	REV 4
DRAWING NUMBER DP1.1		

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ELEVATION LEGEND

01. EIFS - BEIGE COLOR
02. EIFS - CHARCOAL COLOR
03. STONE VENEER
04. METAL FLASHING COLOR TO MATCH ADJACENT
05. IGU CLEAR GLASS
06. SIGNAGE
07. METAL CANOPY W/ LAMINATED GLAZING
08. BOLLARD
09. METAL DOOR
10. OVERHEAD DOOR



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3	ISSUED FOR DTR 2 COMMENTS	25.11.14

SEAL

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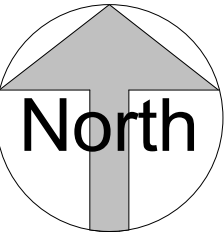
PROJECT

Ivory Port Plaza

TITLE

ELEVATIONS

DRAWN BY AS	CHECKED BY BA	DATE 11/04/25
SCALE As indicated	PROJECT NUMBER 35	REV 3
DRAWING NUMBER DP4.1		



1 VEHICLE TRACK- FIRE TRUCK
1 : 500

2 VEHICLE TRACK- SU9
1 : 500

3 VEHICLE TRACK- WASTE AND RECYCLING TRUCK
1 : 500

4 VEHICLE TRACK- LOADING/UNLOADING TRUCK
1 : 500

Rev	Description	Date
1	ISSUED FOR DTR 2 COMMENTS	25.11.14
2	ISSUED FOR DTR 3 COMMENTS	26.02.08

SEAL

CLIENT

Ivory Homes Builds Inc.

PROJECT

Ivory Port Plaza

TITLE

SITE PLAN - VEHICLE TRACK

DRAWN BY Author	CHECKED BY Checker	DATE 09/18/25
SCALE 1 : 500	PROJECT NUMBER 35	DRAWING NUMBER DP5.1
REV 2		

LANDSCAPE GENERAL NOTES:

01. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSED ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
02. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
03. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
04. DO NOT SCALE FROM DRAWINGS.
05. ALL PLANTING BEDS TO HAVE MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
06. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND WATER IRRIGATION SYSTEM.
07. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
08. MINIMUM SOIL DEPTH OF 600 FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHERS.
09. SOD AREA ARE PLANTED WITH DRAUGHT TOLERANT GRASS SPECIES.

LANDSCAPE REQUIREMENTS

SITE AREA: 8070 SQ.M.
LANDSCAPE AREA CALCULATION
NORTH SETBACK: 121.73X6 = 730.34
SOUTHWEST SETBACK: 172.15X1.2 = 206.58
EAST SETBACK: 127.17X1.2 = 152.60
TOTAL LANDSCAPE AREA = 1,089.52

PROVIDED LANDSCAPE AREA= 1,090 M2

MINIMUM TREES AND SHRUBS REQUIREMENTS:
1.0 TREE AND 2.0 SHRUBS FOR EVERY 35.0 SQ.M.
OR
1.0 TREE AND 2.0 SHRUBS FOR EVERY 50.0 M2 WHERE IRRIGATION PROVIDED BY LOW WATER IRRIGATION SYSTEM

LANDSCAPE AREA ALLOCATED FOR TREES AND SHRUBS = SETBACK AREA 1090 SQ.M.

TOTAL NUMBER OF TREES WILL BE BASED ON 1 TREE AND 2.0 SHRUBS FOR EVERY 35.0 SQ.M.
REQUIRED= 1090 / 35 = 30.14 ~ 32 TREES AND 66 SHRUBS
PROVIDED 32 TREES AND 64 SHRUBS

A MINIMUM OF 25 PER. CENT OF ALL TREES REQUIRED TO BE CONIFEROUS
REQUIRED = 8 TREES CONIFEROUS
REQUIRED = 24 TREES DECIDEOUS

FINAL PROVIDED TREES AND SHRUBS:
08 CONIFEROUS TREES
24 DECIDEOUS TREES
64 SHRUBS

DECIDUOUS TREES MIN. CALLIPER OF 50MM, 50% OF THE PROVIDED MUST HAVE MIN. CALLIPER OF 75MM
- 12 DECIDEOUS TREES TO HAVE MINIMUM 75MM CALLIPER

CONIFEROUS TREES MIN. HEIGHT OF 2.0M, AT LEAST 50% PROVIDED TREES MUST HAVE A MIN. HEIGHT OF 3.0M
- 04 TREES W/ MINIMUM 3.0M HEIGHT

LEGEND

- CONCRETE PATHWAY AND CURBS
- ASPHALT SURFACE
- SOD
- OVERLAND DRAINAGE R/W
- EMPLOYEE OUTDOOR AREA
- COLUMNAR BLUE SPRUCE - CONIFEROUS TREE
- SWISS STONE PINE - CONIFEROUS TREE
- PURPLE SPINE CRAB - DECIDUOUS TREE
- SPRING SNOW GRAB - DECIDUOUS TREE
- DAKOTA PINNACLE BIRCH - DECIDUOUS TREE
- SNOW BERRY- SHRUB
- ARCTIC FIRE DOGWOOD - SHRUB
- WESTREN SANDCHEERY - SHRUBS
- DWARF BALSAM FIR - SHRUB
- ALPINE CURRANT - SHRUBS
- EMPLOYEE OUTDOOR TABLE
- BIKE RACK- CLASS 2

North

1

LANDSCAPE SITE PLAN

1 : 250

PLANT LIST

QTY.	PLANT NAME	SCIENTIFIC NAME	SIZE
TREES (TOTAL: 08 CONIFEROUS+ 24 DECIDUOUS)			
08	SPRING SNOW CRAB	SPRING SNOW CRAB	75 MM CAL.
04	COLUMNAR BLUE SPRUCE	COLUMNAR BLUE SPRUCE	3.0 M HEIGHT
08	PURPLE SPIRE CRAB	PURPLE SPIRE CRAB	75 MM CAL.
08	DAKOTA PINNACLE BIRCH	DAKOTA PINNACLE BIRCH	50 MM CAL.
04	SWISS STONE PINE	SWISS STONE PINE	2.0 M HEIGHT
SHRUBS (TOTAL: 64)			
14	SNOW BERRY	SYMPHORICARPOS ALBUS	600 MM SPREAD
12	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA "FARROW"	600 MM SPREAD
14	WESTREN SANDCHEERY	BRUNUS BESSEYI	600 MM SPREAD
12	DWARF BALSAM FIR	ABIES BALSAMEA "NANA"	600 MM SPREAD
12	ALPINE CURRANT	RIBES ALPINUM	600 MM SPREAD

10 8TH AVENUE

WALKWAY CROSSING
PROPOSED TRANSFORMER

59450

15850

EMPLOYEE
OUTDOOR AREA

PROPERTY LINE

SETBACK LINE

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SEAL

CLIENT

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PROJECT

Ivory Port Plaza

TITLE

LANDSCAPE LAYOUT

DRAWN BY AS	CHECKED BY BA	DATE 14/04/25
SCALE As indicated	PROJECT NUMBER 35	REV 4
DRAWING NUMBER DP.L1		