

CLIENT
 McDonald's Restaurants of Canada Ltd.
 4400 Still Creek Drive
 Burnaby, BC
 V5C 6C6
 Tel: 604-294-2181

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AMENDED DRAWINGS
 DP No Date Received
 DP2025-04094 NOV-11-03
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

#	DATE	BY	DESCRIPTION
1	2025-07-04	KL	ISSUED FOR DP
2	2025-09-19	KL	RE-ISSUED FOR DP
3	2025-10-02	KL	RE-ISSUED FOR DP
4	2025-10-23	KL	RE-ISSUED FOR DP

DETAILS OF DEVELOPMENT			
DATA	REQUIRED	PROPOSED	
ZONING	COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT		
SETBACK	FY	3.0 M	10.88M
	RY	0.0 M	39.80M
	INT. SY	0.0 M	20.19M
EXT. SY	0.0 M	9.54M	
TOTAL SITE DEVELOPMENT AREA (McD-LEASE AREA)		3,445 SM	
TOTAL LANDSCAPE AREA		575.63 SM	
TOTAL LANDSCAPE SETBACK AREA		176.44 SM	

PLANT CALCULATIONS		
LANDSCAPE SETBACK AREA - (176.44m ²)	REQUIRED	PROVIDED
TOTAL PLANT MATERIAL		
1 Tree per 50m ² of Landscape Area (Low Water Irrigation System Provided)	4	15
2 Shrubs per 50m ² of Landscape Area (Low Water Irrigation System Provided)	7	62
SITE PLANTING TYPE REQUIREMENTS		
TOTAL PLANT MATERIAL	REQUIRED	PROVIDED
Deciduous Trees:Coniferous Trees	3:1	73%:27%
Deciduous Shrubs:Coniferous Shrubs	1:1	60%:40%

SITE PLANTING SIZE REQUIREMENTS		
TOTAL PLANT MATERIAL	REQUIRED	PROVIDED
Deciduous Trees (50mm Cal:75mm Cal)	50%:50%	55%:45%
Coniferous Trees (2.0m Ht:3.0m Ht)	50%:50%	50%:50%

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT TREATMENT
CONIFEROUS TREES					
PC	2	Pinus contorta latifolia	Lodgepole Pine	2.0m Ht. Max.	B&B Full and Uniform
PC2	2	Pinus contorta latifolia	Lodgepole Pine	3.0m Ht. Min.	B&B Full and Uniform
DECIDUOUS TREES					
FP	3	Fraxinus pennsylvanica 'Rugby'	Prairie Spire® Green Ash	50mm Cal. Min.	B&B Full and Uniform
FP2	2	Fraxinus pennsylvanica 'Rugby'	Prairie Spire® Green Ash	75mm Cal Min	B&B Full and Uniform
MJ	3	Malus 'Jefitte'	Starlite Flowering Crabapple	50mm Cal. Min.	B&B Full and Uniform
MJ2	3	Malus x 'Jefitte'	Starlite Flowering Crabapple	75mm Cal Min	B&B Full and Uniform
CONIFEROUS SHRUBS					
js	11	Juniperus sabinia 'Calgary Carpet'	Calgary Carpet Juniper	600mm Spr Min	Full and Uniform
pm	14	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	600mm Spr Min	Full and Uniform
DECIDUOUS SHRUBS					
cs	10	Cornus sericea	Red Twig Dogwood	600mm Ht Min	Full and Uniform
sa	27	Symphoricarpos albus	Common Snowberry	600mm Ht Min	Full and Uniform
GRASSES					
pa	39	Pennisetum alopecuroides	Fountain Grass	#1 CONTAINER	Full and Uniform
sh	25	Sporobolus heterolepis	Prairie Dropseed	#1 CONTAINER	Full and Uniform

OFFSET TABLE FROM TREES

CITY OF CALGARY DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION APRIL 2021

Table 4.2: Tree Separations To Utilities

Deep Utilities	Poplar		Deciduous		Coniferous	
	Services	Main Parallel to tree line	Services	Main Parallel to tree line	Services	Main Parallel to tree line
Sanitary	3.0 m	4.0 m	0 m ^a	2.5 m	3.0 m	3.0 m
Storm (14.5 m deep)	3.0 m	4.0 m	0 m ^a	2.5 m	3.0 m	3.0 m
Water	3.0 m	4.0 m	0 m ^a	2.5 m	3.0 m	3.0 m
Hydronics	3.0 m	4.0 m	N/A	2.5 m	2.0 m	N/A
Shallow Utilities	Poplar		Deciduous		Coniferous	
	Services	Main Parallel to tree line	Services	Main Parallel to tree line	Services	Main Parallel to tree line
ATCO	2.0 m ^a	2.0 m ^a	2.0 m	2.0 m	2.0 m ^a	2.0 m ^a
TELUS	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
CTV	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
ENMAX	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
Overhead (no outside conductor)	9.0 m		7.0 m - 9.0 m		7.0 m - 9.0 m	
Transformers (within Utility Rights of Way)	N/A (Tree planting not permitted within Utility Rights-of-Way)					
Street Light Poles	Poplar		Deciduous		Coniferous	
	5.0 m		4.0 m - 5.0 m		Min. 4.0 m	

Notes: a) A 3.0 m separation may be required at the discretion of the utilities.
 b) Pipe joints are not permitted on water or sewer services located under medians.
 c) Trees on residential 15.0 m (50ft) boulevards, with no sidewalks, can be planted 1.0 m from driveway. Driveway crossings are to be aligned, wherever possible, to allow space for tree planting.

GENERAL NOTES

CALGARY LAND USE BYLAW 1P2007

- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIALS TO BE HIGH QUALITY/SPECIMEN AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
- DRAINAGE FLOWS TO BE DIRECTED AWAY FROM ALL BUILDINGS AT MINIMUM GRADE OF 2% (SEE ENGINEERING DRAWING FOR GRADING PLAN).
- ALL SOFT LANDSCAPING AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

LEGAL DESCRIPTION

LOT 2, BLOCK 28, PLAN 2412583

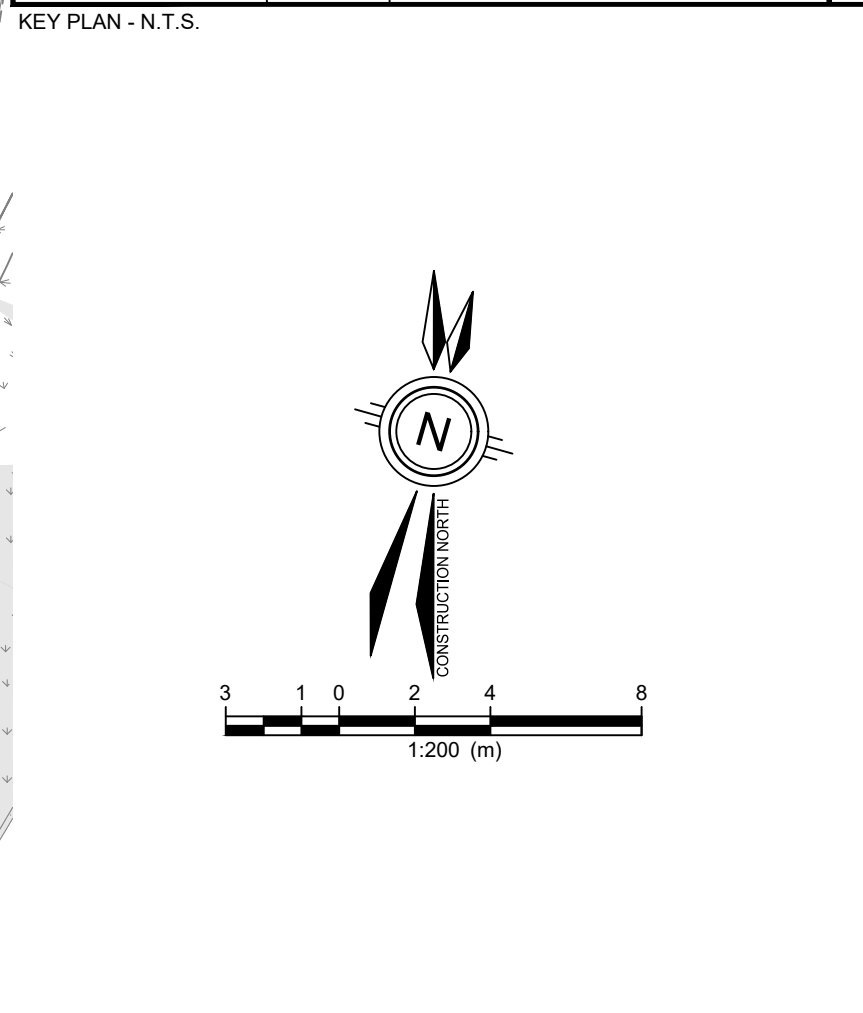
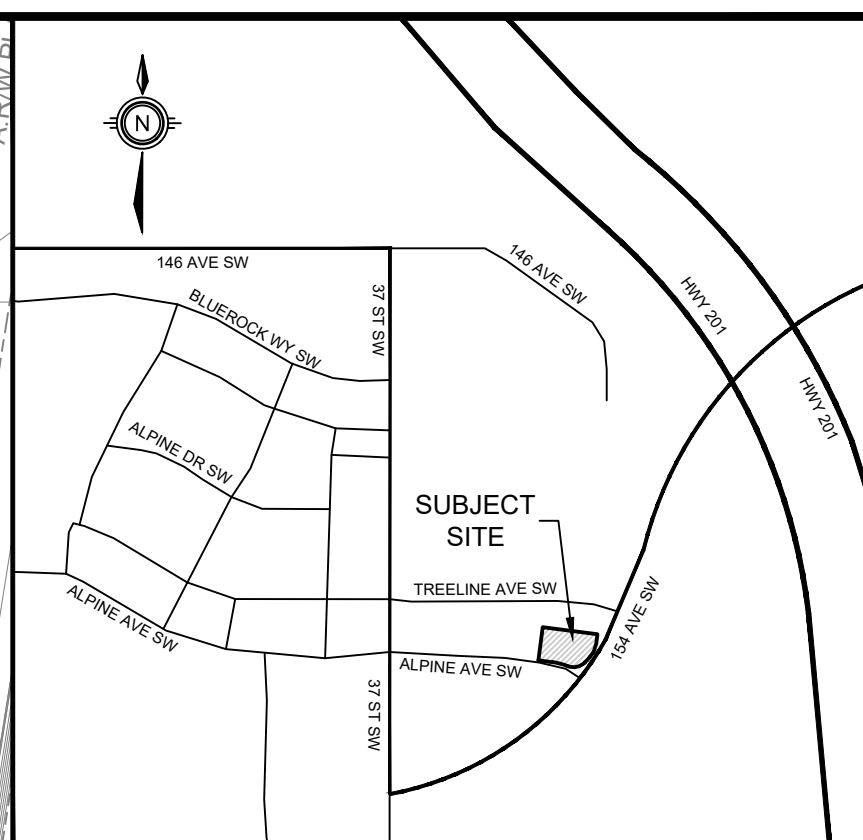
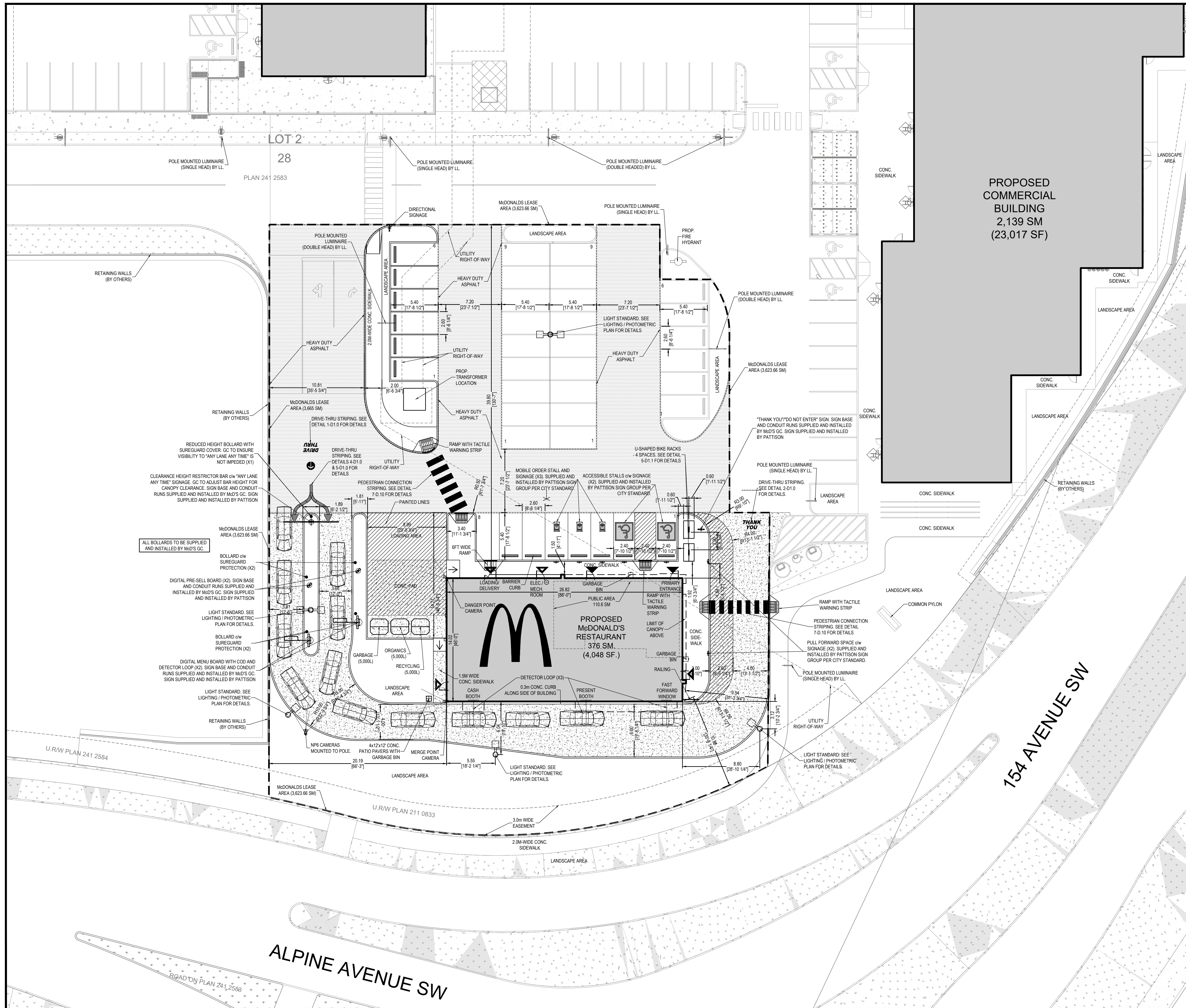
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PROJECT
McDONALD'S
41403-ALPINE PARK
 15153 37 STREET SW, CALGARY, AB

PROJECT NO: 144541
 DRAWN BY: KL
 CHKD BY: TW
 SCALE: 1:200
 DATE: 2025 05 22
 SHEET TITLE
LANDSCAPE PLAN

L1.0

SHEET 1 OF 2



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#	DATE	BY	DESCRIPTION
3	2025-10-23	ND	REISSUED FOR DP
2	2025-10-07	PE	ISSUED FOR TENDER
1	2025-05-30	ND	ISSUED FOR DP

DRAWING ISSUE RECORD

#	DATE	BY	DESCRIPTION

DETAILS OF DEVELOPMENT

	DATA	REQUIRED	PROPOSED
ZONING	COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT		
SETBACK	FY	3.0 M	10.88M
	RY	0.0 M	39.80M
	INT. SY	0.0 M	20.19M
	EXT. SY	0.0 M	9.54M
McD-LEASE AREA		3.445 SM	
RESTAURANT AREA		376 SM	
PUBLIC SPACE		105 SM	
GARBAGE ROOM		PROVIDED	
LOT COVERAGE		1.5%	
# OF LOADING SPACES		1	
LANDSCAPE AREA		575.63SM (15.94%)	
DT STACKING		12	
PARKING REQUIRED		37	
PARKING PROVIDED		38	

NOTES

CALGARY LAND USE BYLAW 1P2007

PARKING CALCULATION:
 DRIVE-THROUGH - 5 MOTOR VEHICLE PARKING STALLS
 RESTAURANT - 2.85 MOTOR VEHICLE PARKING STALLS PER 10M² OF PUBLIC AREA

110.6/10 = 11.06
 11.06 X 2.85 = 31.52 (32 SPACES + 5 SPACES = 37 PARKING SPACES)

- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- GC TO COORDINATE AND PROVIDE SERVICING LOCATES TO IBI GROUP PRIOR TO CONSTRUCTION START TO CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
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PROJECT
McDONALD'S
41403-ALPINE PARK
 15153 37 STREET SW, CALGARY, AB

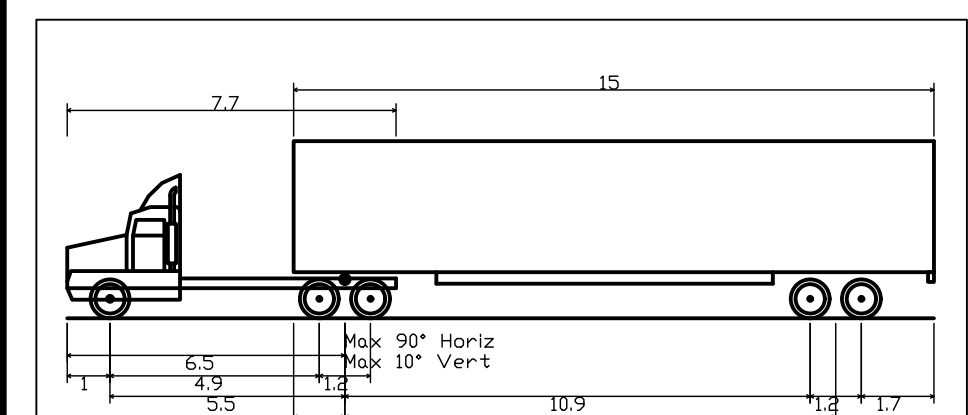
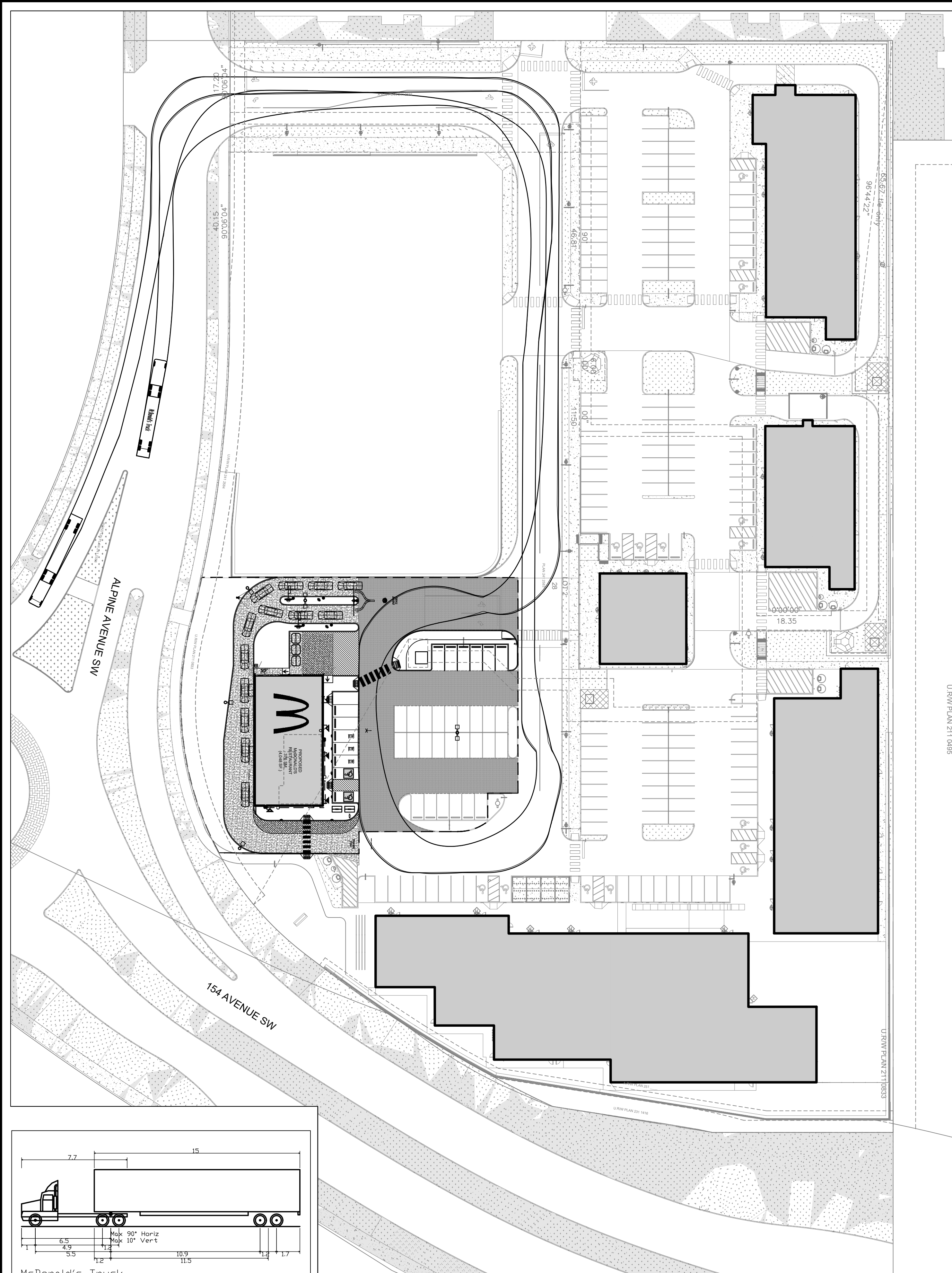
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DRAWN BY: ND
CHK'D BY: TW
SCALE: 1:200
DATE: 2024 02 14

SHEET TITLE
SITE PLAN

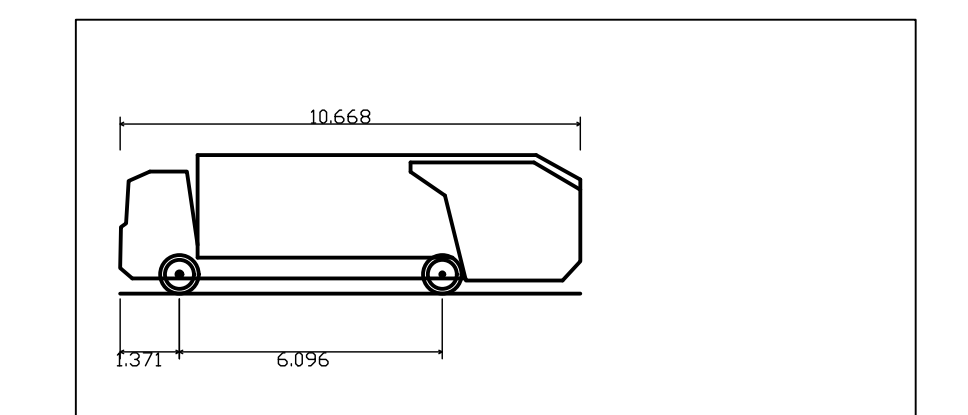
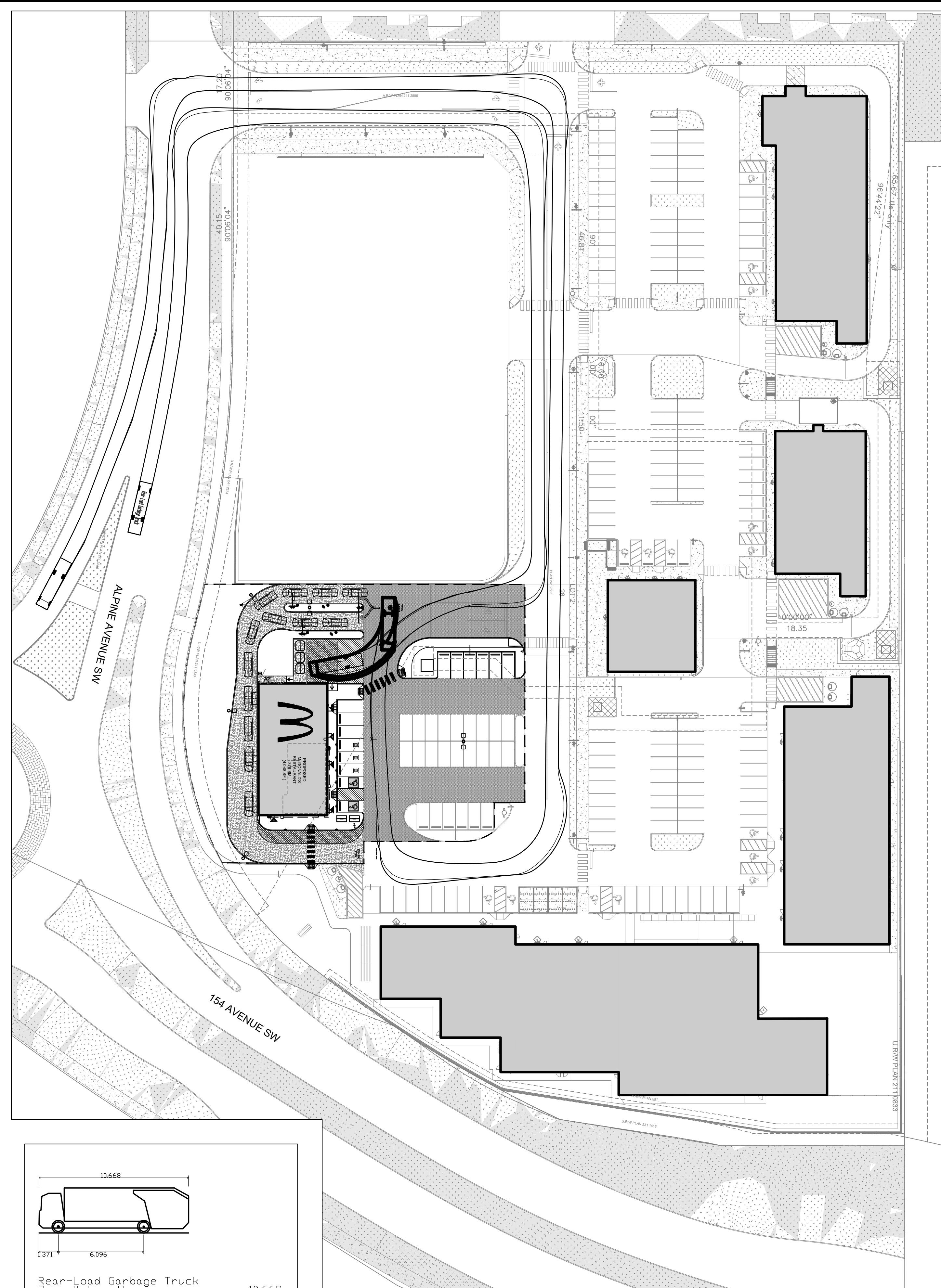
LEGAL DESCRIPTION
 NW ¼ SECTION 31-22-1-5 / BLOCK 28 / LOT 2

SP1.0
 SHEET 1 OF 6

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McDonald's Truck	
Overall Length	20.300m
Overall Width	2.600m
Overall Body Height	4.150m
Min Body Ground Clearance	0.435m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.600m



Rear-Load Garbage Truck	
Overall Length	10.668m
Overall Width	2.553m
Overall Body Height	3.215m
Min Body Ground Clearance	0.305m
Track Width	2.503m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.931m

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DRAWING ISSUE RECORD

SEALS

SUB-CONSULTANT

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PROJECT

McDONALD'S
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 15153 37 STREET SW, CALGARY, AB

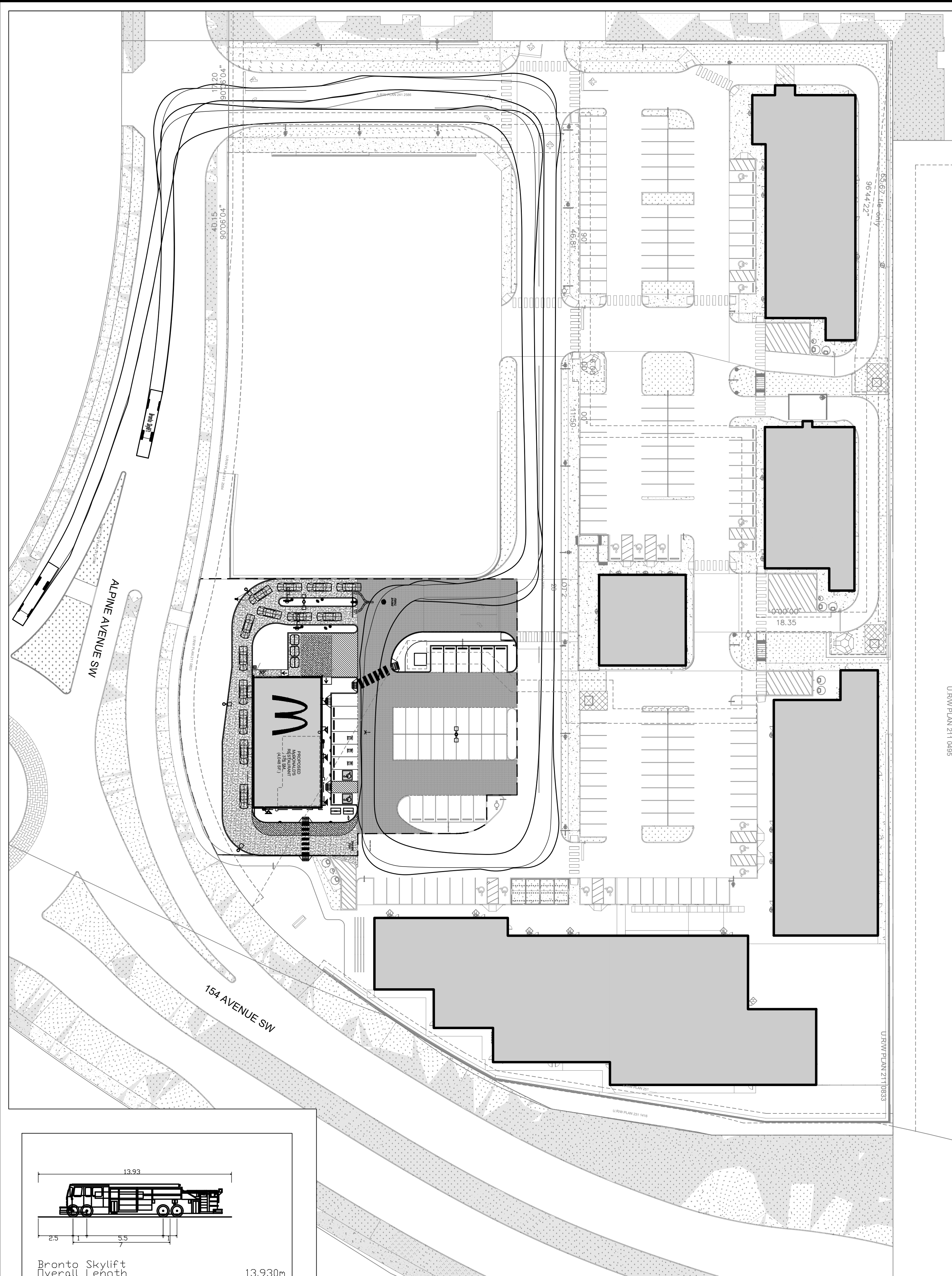
PROJECT NO: 144541
 DRAWN BY: ND
 CHK'D BY: TW
 SCALE: 1:400
 DATE: 2024 02 14

SHEET TITLE

TRUCK MOVEMENT PLAN

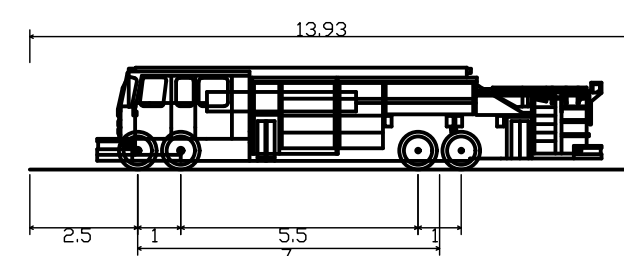
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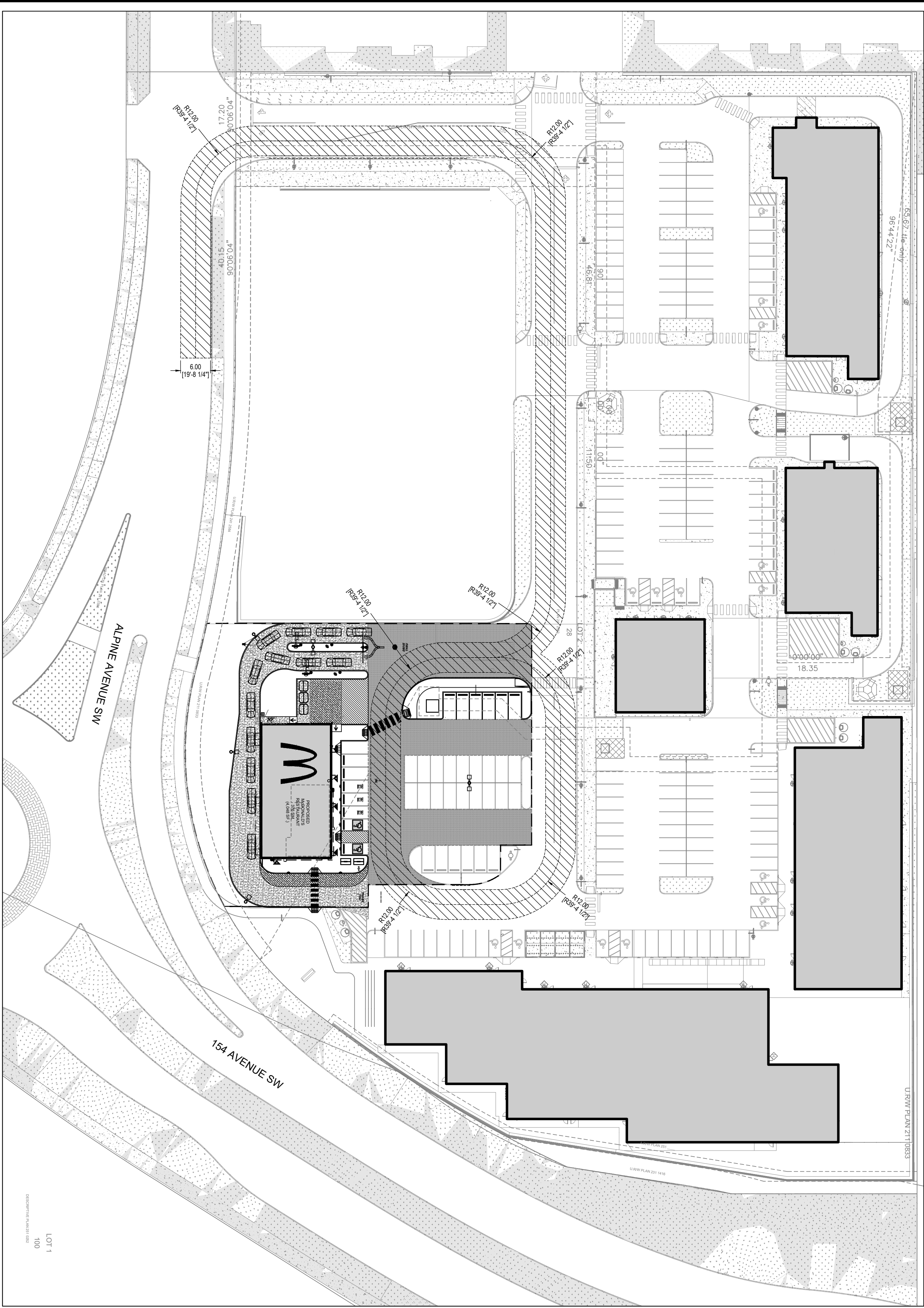


U:\DRAWING\211111\ASSET

ESR01 LIZ.NP@ARCADIS.COM



Bronto Skylift
 Overall Length 13.930m
 Overall Width 2.489m
 Overall Body Height 2.361m
 Min Body Ground Clearance 0.200m
 Track Width 2.489m
 Lock-to-lock time 6.00s
 Max Wheel Angle 47.50°



LOT 1
100

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41403-ALPINE PARK
 15153 37 STREET SW, CALGARY, AB

PROJECT NO: 144541
 DRAWN BY: ND
 CHKD BY: TW
 SCALE: 1:500
 DATE: 2024 02 14

SHEET TITLE
FIRE ROUTE PLAN

SP1.2

SHEET 3 OF 3

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