

CLIENT

McDonald's Restaurants of Canada Ltd.
 4400 58th Street Drive
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AMENDED DRAWINGS
 DP No: DP2025-04094 Date Received: JAN 09 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

#	DATE	BY	DESCRIPTION
4	2026-01-08	ND	REVISION AS PER DETAILED REVIEW 2 - DP
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

DETAILS OF DEVELOPMENT			
	DATA	REQUIRED	PROPOSED
ZONING	COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT		
SETBACK	FY	3.0 M	10.46M
	RY	0.0 M	40.30M
	INT. SY	0.0 M	20.19M
	EXT. SY	0.0 M	9.54M
McD-LEASE AREA		3,647.30 SM	
RESTAURANT AREA		376 SM	
PUBLIC SPACE		105 SM	
EARTH BINS		PROVIDED	
LOT COVERAGE		1.5%	
# OF LOADING SPACES		1	
LANDSCAPE AREA		756.74SM (20.74%)	
DT STACKING		12	
PARKING REQUIRED		5 SPACES	
PARKING PROVIDED		35 SPACES	

NOTES

CALGARY LAND USE BYLAW 1P2007

PARKING CALCULATION:
 DRIVE-THROUGH - 5 MOTOR VEHICLE PARKING STALLS
 RESTAURANT - N/A

- 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.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

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

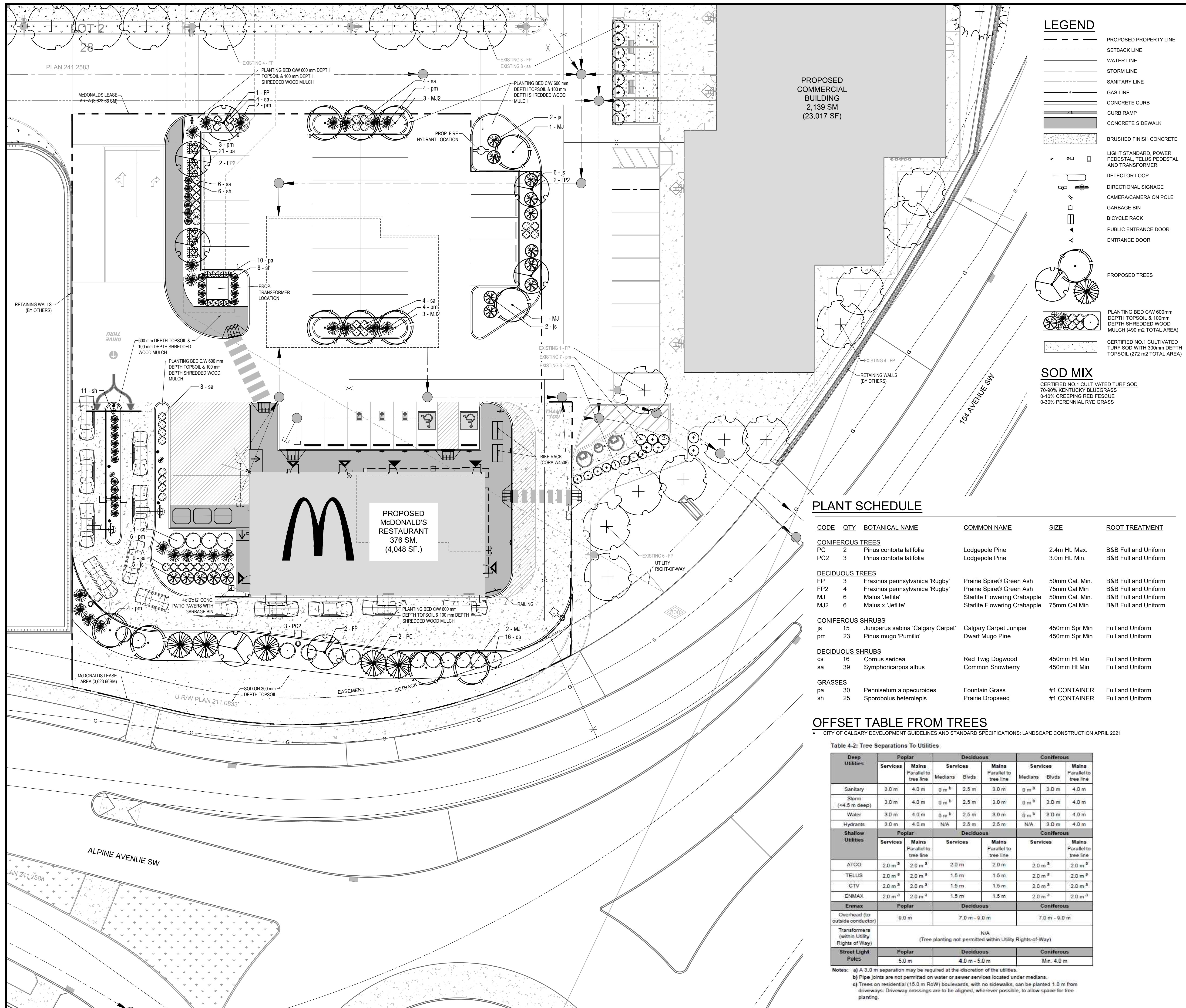
PROJECT NO: 144541
DRAWN BY: ND
CHK'D BY: TW
SCALE: 1:200
DATE: 2024 02 14

SHEET TITLE
SITE PLAN

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

SP1.0

SHEET 1 OF 6



LEGEND

- PROPOSED PROPERTY LINE
- SETBACK LINE
- WATER LINE
- STORM LINE
- SANITARY LINE
- GAS LINE
- CONCRETE CURB
- CURB RAMP
- CONCRETE SIDEWALK
- BRUSHED FINISH CONCRETE
- LIGHT STANDARD, POWER PEDESTAL, TELUS PEDESTAL AND TRANSFORMER
- DETECTOR LOOP
- DIRECTIONAL SIGNAGE
- CAMERA/CAMERA ON POLE
- GARBAGE BIN
- BICYCLE RACK
- PUBLIC ENTRANCE DOOR
- ENTRANCE DOOR
- PROPOSED TREES
- PLANTING BED C/W 600mm DEPTH TOPSOIL & 100mm DEPTH SHREDDED WOOD MULCH (490 m² TOTAL AREA)
- CERTIFIED NO. 1 CULTIVATED TURF SOD WITH 300mm DEPTH TOPSOIL (272 m² TOTAL AREA)

SOD MIX

CERTIFIED NO. 1 CULTIVATED TURF SOD
 70-90% KENTUCKY BLUEGRASS
 0-10% CREEPING RED FESCUE
 0-30% PERENNIAL RYE GRASS

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KEY PLAN - N.T.S.

AMENDED DRAWINGS

DP No: DP2025-04094
 Date Received: JAN 09 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

#	DATE	BY	DESCRIPTION
4	2026-01-05	CR	RE-ISSUED FOR DP
3	2025-10-02	KL	RE-ISSUED FOR DP
2	2025-09-19	KL	RE-ISSUED FOR DP
1	2025-07-04	KL	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 SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT TREATMENT
CONIFEROUS TREES					
PC	2	Pinus contorta latifolia	Lodgepole Pine	2.4m Ht. Max.	B&B Full and Uniform
PC2	3	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	4	Fraxinus pennsylvanica 'Rugby'	Prairie Spire® Green Ash	75mm Cal Min	B&B Full and Uniform
MJ	6	Malus 'Jeffite'	Starlite Flowering Crabapple	50mm Cal. Min.	B&B Full and Uniform
MJ2	6	Malus x 'Jeffite'	Starlite Flowering Crabapple	75mm Cal Min	B&B Full and Uniform
CONIFEROUS SHRUBS					
js	15	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	450mm Spr Min	Full and Uniform
pm	23	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	450mm Spr Min	Full and Uniform
DECIDUOUS SHRUBS					
cs	16	Cornus sericea	Red Twig Dogwood	450mm Ht Min	Full and Uniform
sa	39	Symphoricarpos albus	Common Snowberry	450mm Ht Min	Full and Uniform
GRASSES					
pa	30	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	Mains Parallel to tree line	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line
Sanitary	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	0 m ^b
Storm (<4.5 m deep)	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	0 m ^b
Water	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	0 m ^b
Hydrants	3.0 m	4.0 m	N/A	2.5 m	2.5 m	N/A
Shallow Utilities	Poplar		Deciduous		Coniferous	
	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line	Services	Mains 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
Enmax	Poplar		Deciduous		Coniferous	
Overhead (to 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 ROW) boulevards, with no sidewalks, can be planted 1.0 m from driveways. Driveway crossings are to be aligned, wherever possible, to allow space for tree planting.

PLANT CALCULATIONS

LANDSCAPE SETBACK AREA - (176.44m²)

TOTAL PLANT MATERIAL	REQUIRED	PROVIDED
1 Tree per 50m ² of Landscape Area (Low Water Irrigation System Provided)	4	24
2 Shrubs per 50m ² of Landscape Area (Low Water Irrigation System Provided)	7	93

SITE PLANTING TYPE REQUIREMENTS

TOTAL PLANT MATERIAL	REQUIRED	PROVIDED
Deciduous Trees:Coniferous Trees	3:1	79%:21%
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%	55%:45%

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.
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PROJECT

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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

LEGAL DESCRIPTION

LOT 2, BLOCK 28, PLAN 2412583

SHEET 1 OF 2

L1.0

