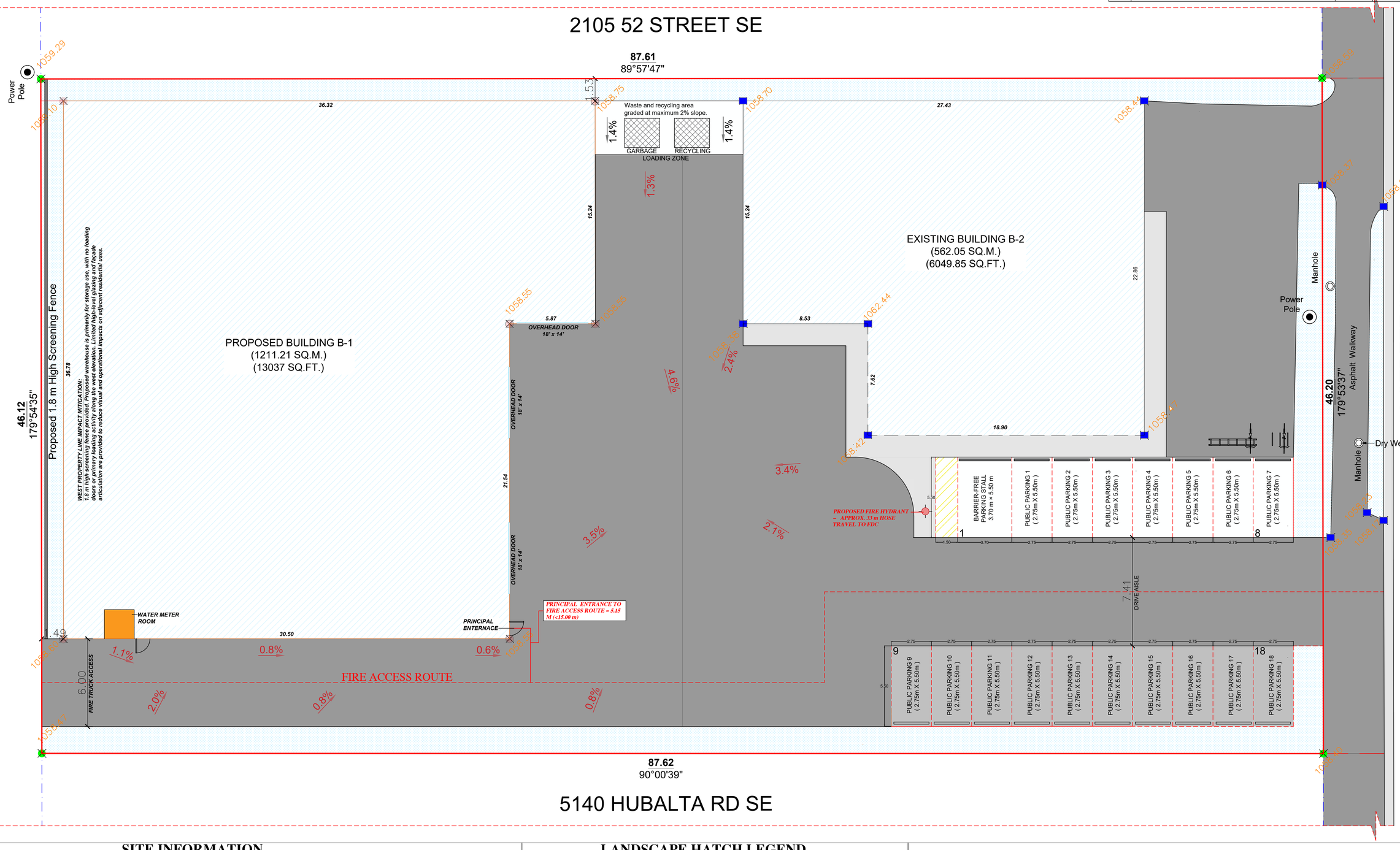
RevNo	Revision note	Date	Signature	Checked

2105 52 STREET SE



5140 HUBALTA RD SE

SITE INFORMATION

PROJECT	Proposed Warehouse Development	**WASTE MANAGEMENT**	WASTE MANAGEMENT 2 × 8 cu. yd. front-load commercial waste bins provided within an enclosed concrete pad. Waste Enclosure Area: 37.07 m²
LOCATION	2125 52 ST SE, CALGARY, AB		
LEGAL DESCRIPTION	Plan: 7710908, Block: 7, Lot: 11		
ZONING	Direct Control (DC)	**SITE AREA CHECK**	Total Site Area (Surveyed): 4043.90 m² Calculated Total Area (Building + Hard + Soft): 4,043.21 m² Remainder due to rounding/tolerance: 0.69 m²
SITE AREA	4043.90 m²		
BUILDING AREA	Existing Building Area: 562.05 m² Proposed Building Area: 1211.21 m² Total Building Area: 1773.26 m²		
PARKING CALCULATION	Warehouse / Industrial Use Parking Ratio: 1 stall per 93 m² GFA Required Parking Stalls: 24 Stalls Provided Parking Stalls: 18 Stalls Parking Relaxation Requested: 6 Stalls Barrier-Free Parking Stall: 1 Stall Parking Area: 286.00 m²		

LANDSCAPE HATCH LEGEND

ASPHALT	SIDEWALK
LIGHT DUTY ASPHALT	GRASS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No: DP2025-04254
Date Received: Oct 9, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

GENIUSMASTERS

SITE PLAN

Itemref	Quantity	Title/Name, designation, material, dimension etc				Article No./Reference
Designed by TS		Checked by GM	Approved by - date XXX	Filename SITE PLAN	Date 08/10/2026	Scale 1:100
PROPOSED WAREHOUSE		2125 52 STREET SE				
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2105 52 STREET SE

87.61
89°57'47"

46.12
179°54'35"

46.20
179°53'37"

LANE

52 STREET SE

Power Pole

Proposed 1.8 m High Screening Fence

WEST PROPERTY LINE IMPACT MITIGATION:
1.8 m high screening fence provided. Proposed warehouse is primarily for storage use, with no loading activities on the west side. Limited night-time operations with low traffic volumes. Fence and landscaping for screening from neighbouring residential uses. Lighting will be directed downward and shielded to minimize glare. Noise generation is expected to be low and typical of warehouse operations. Landscaping and articulation are provided to reduce visual and operational impacts on adjacent residential uses.

PROPOSED BUILDING B-1
(1211.21 SQ.M.)
(13037 SQ.FT.)

EXISTING BUILDING B-2
(562.05 SQ.M.)
(6049.85 SQ.FT.)

Waste and recycling area graded at maximum 2% slope.

1.4%

GARBAGE

RECYCLING

LOADING ZONE

OVERHEAD DOOR 18' x 14'

OVERHEAD DOOR 18' x 14'

OVERHEAD DOOR 18' x 14'

WATER METER ROOM

PRINCIPAL ENTERNACE

FIRE TRUCK ACCESS

Manhole

Power Pole

Asphalt Walkway

Manhole

Dry Well

BARRIER-FREE PARKING STALL 3.70 m × 5.50 m

PUBLIC PARKING 1 (2.75m X 5.50m)

PUBLIC PARKING 2 (2.75m X 5.50m)

PUBLIC PARKING 3 (2.75m X 5.50m)

PUBLIC PARKING 4 (2.75m X 5.50m)

PUBLIC PARKING 5 (2.75m X 5.50m)

PUBLIC PARKING 6 (2.75m X 5.50m)

PUBLIC PARKING 7 (2.75m X 5.50m)

PUBLIC PARKING 9 (2.75m X 5.50m)

PUBLIC PARKING 10 (2.75m X 5.50m)

PUBLIC PARKING 11 (2.75m X 5.50m)

PUBLIC PARKING 12 (2.75m X 5.50m)

PUBLIC PARKING 13 (2.75m X 5.50m)

PUBLIC PARKING 14 (2.75m X 5.50m)

PUBLIC PARKING 15 (2.75m X 5.50m)

PUBLIC PARKING 16 (2.75m X 5.50m)

PUBLIC PARKING 17 (2.75m X 5.50m)

PUBLIC PARKING 18 (2.75m X 5.50m)

87.62
90°00'39"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

5140 HUBALTA RD SE

SITE AREA CALCULATION SUMMARY

BUILDING AREA

Existing Building Area: 562.05 m²
Proposed Building Area: 1211.21 m²

Total Building Area: 1773.26 m²

HARD LANDSCAPE AREA

Parking Area: 286.00 m²
Garbage (Waste Collection Area): 37.07 m²
Asphalt: 1442.91 m²
Concrete Pathway (Existing): 77.79 m²

Total Hard Landscape Area: 1,843.77 m²

SOFT LANDSCAPE AREA

Soft Landscape (Grass, Trees, Shrubs): 426.18 m²

TOTAL SITE AREA

Total Site Area (Surveyed): 4043.90 m²

Calculated Total Area (Building + Hard + Soft): 4,043.21 m²

Remainder due to rounding/tolerance: 0.69 m²

SITE COVERAGE SUMMARY

Building Coverage: 43.9 %
Hard Landscape Coverage: 45.6 %
Soft Landscape Coverage: 10.5 %

LANDSCAPE HATCH LEGEND

- ASPHALT
- LIGHT DUTY ASPHALT
- SIDEWALK
- GRASS

A — CT – CONIFEROUS TREE
3.0 m HEIGHT MIN.
(e.g. Spruce / Pine / Fir)

B — ST – SMALL DECIDUOUS TREE
50 mm CALIPER MIN.
(e.g. Ornamental Maple / Serviceberry)

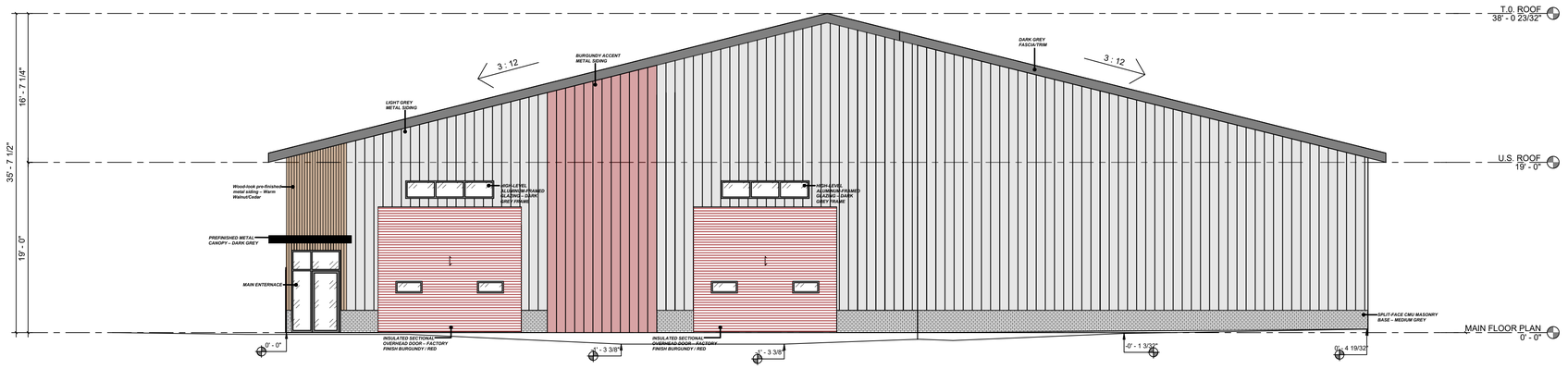
C — SHR – SHRUB
0.6 m – 1.0 m HEIGHT (MIN.)
(e.g. Mixed hardy landscape shrubs)

LANDSCAPING PLAN

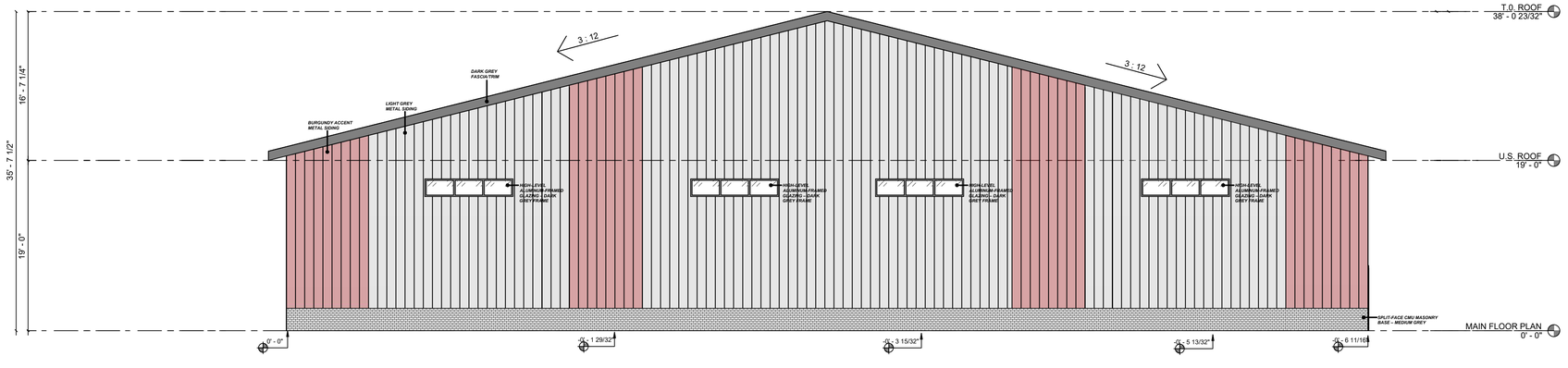
GENIUSMASTERS

Itemref	Quantity	Title/Name, designation, material, dimension etc				Article No./Reference
Designed by TS		Checked by GM	Approved by - date XXX	Filename SITE PLAN	Date 05/11/2025	Scale 1:100
PROPOSED WAREHOUSE		2125 52 STREET SE				
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1 East



2 West

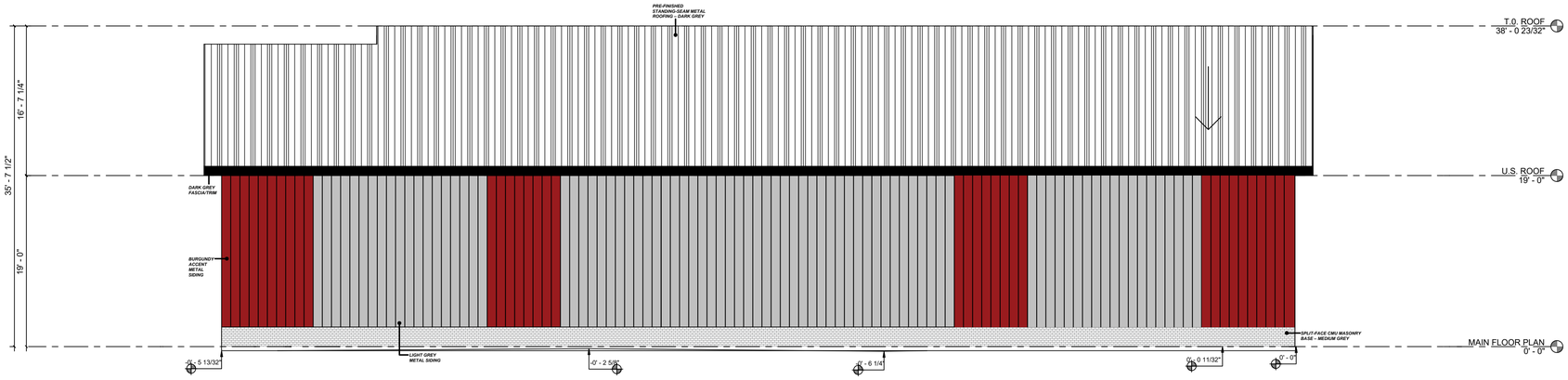
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

GENIUSMASTERS

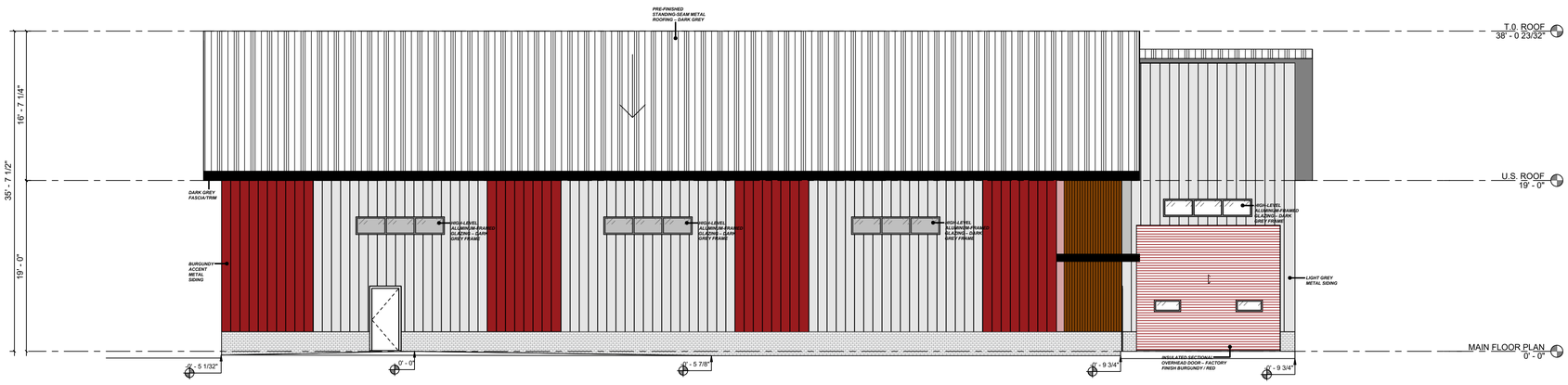
ELEVATIONS

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference
Designed by TS		Checked by GM	Approved by - date XXX	Filename SITE PLAN	Date 05/11/2025	Scale 1:100
PROPOSED WAREHOUSE		2125 52 STREET SE			
		DP 001 (2)		Edition 0	Sheet 1/1

RevNo	Revision note	Date	Signature	Checked



1 North



2 South

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

GENIUSMASTERS

ELEVATIONS

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference
Designed by TS		Checked by GM	Approved by - date XXX	Filename SITE PLAN	Date 05/11/2025	Scale 1:100
PROPOSED WAREHOUSE				2125 52 STREET SE		
				DP 001 (2)	Edition 0	Sheet 1/1