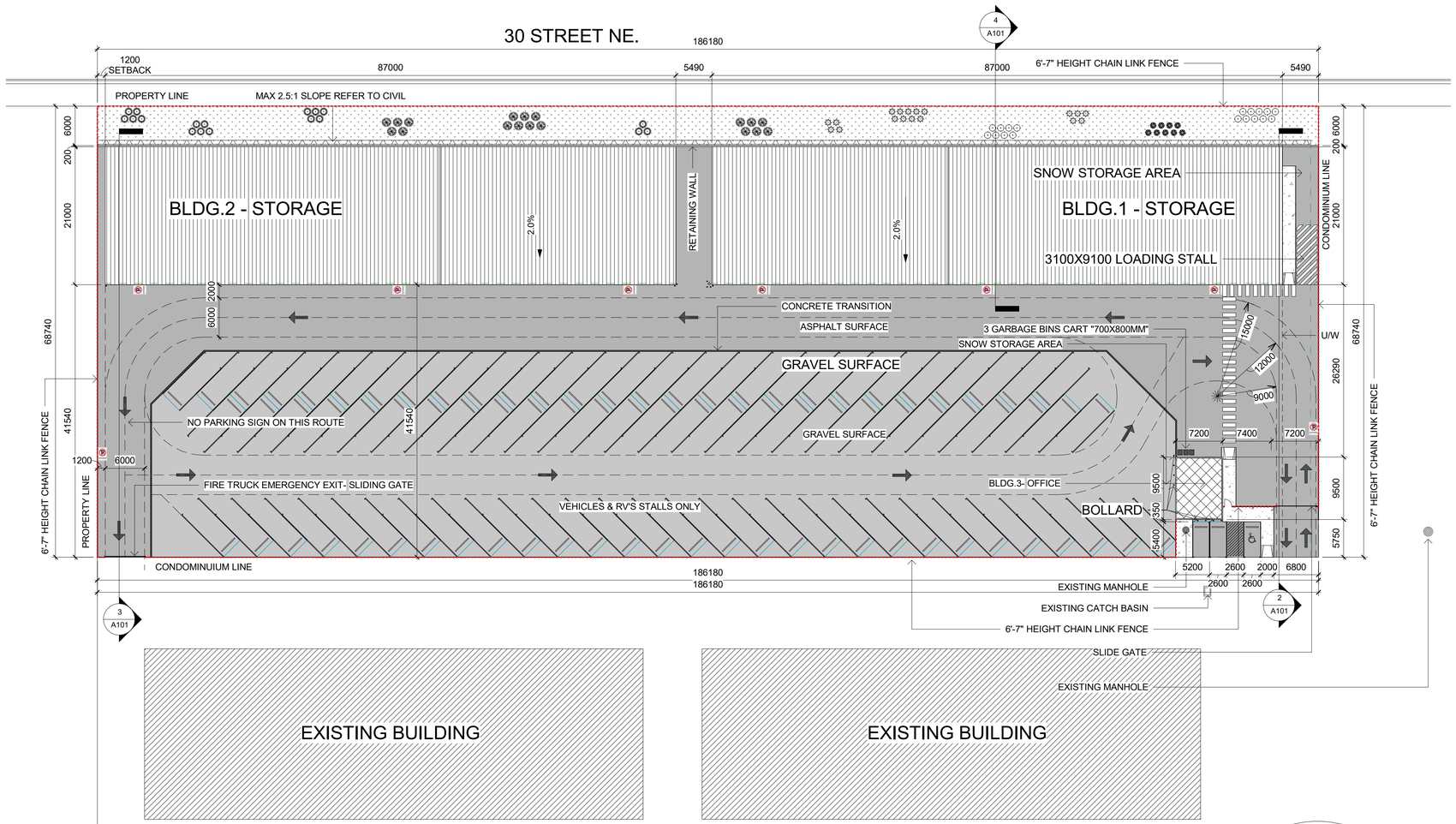
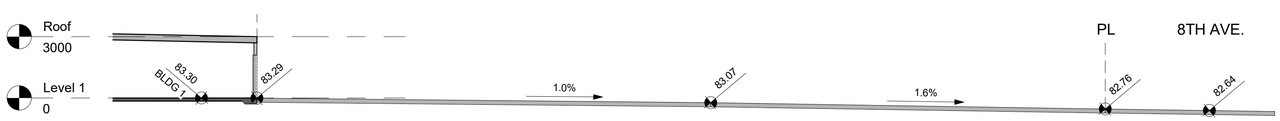
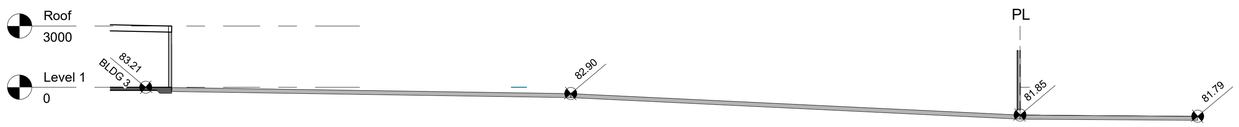


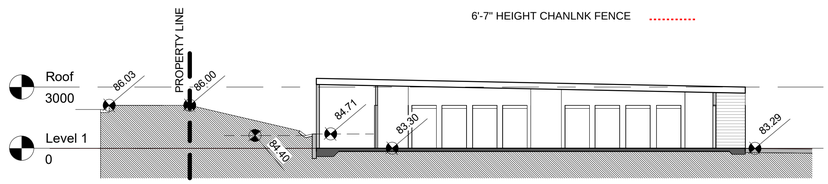
1 **Site**
1 : 400



2 **Section 1**
1 : 150



3 **Section 2**
1 : 150



4 **Section 3**
1 : 150

PROJECT STATISTICS

DEVELOPMENT DESCRIPTION

The development at 8th. Avenue NE. is a Self Storage buildings 1, 2, 3, 4 and 5 as small office building. Provided with 6 parking stalls and served with roads around the building for ease of access and service and one fire truck access road and emergency exit .

MUNICIPAL ADDRESS

Unit 1, 3208 8th. Ave. NE, Calgary, AB

LEGAL ADDRESS

Unit 1, Condominium, Plan 981 2629

LOT AREA

1.2797 hectare
3.1622 Acre
12797 Sq.m.

LAND USE ZONING

I-G

LAND USE REGULATION

SETBACK FROM	ALLOWED	PROPOSED
East	0.0M	0.0M
West	6.0M	6.0M
North	0.0M	5.49M R/W
South	1.2M	1.2M
Maximum Height	No Limit	7.4M
F.A.R.	1	
G.F.A.	12797 SQ.M.	**3,702.4 SQ.M.**

		GEODETIC
Building 1	1,817 Sq.m.	MF 83.30
Building 2	1,817 Sq.m.	MF 83.15
Building 3	68.4 Sq.m.	MF 83.00

Proposed Site Coverage 39.7%

PARKING

Total No. Provided Parking Stalls	6 Stalls
B.F. Parking Stalls	0 Stalls
Bicycle Parking	0 (Class 1)

PARKING NOTES

1. ALL PARKING STALLS ARE 2.6MX5.4M UNLESS OTHERWISE INDICATED
2. ALL PARKING STALLS HAVE MINIMUM VERTICAL CLEARANCE OF 2.1M
3. ALL SURFACE PARKING AREAS AND DRIVE AISLES ARE ASPHALT EXCEPT FOR THE VEHICKLES AND RV'S AREA ARE GRAVEL AS INDICATED
4. WHEEL STOPS TO CITY OF CALGARY STANDARD
5. NO PARKING SIGNS ON BOTH SIDES OF THE FIRE ACCESS ROUTE WHERE THE ROAD WIDTH IS LESS THAN 7.50 M.

SITE NOTES

1. REFER TO SITE GRADING PLAN FOR GEODETIC DATUM POINTS/ CONTOURS
2. REFER TO SITE SERVICING PLAN FOR EXISTING AND PROPOSED UNDERGROUND UTILITY AND SERVICES CONNECTIONS
3. ALL ELEMENTS IN PLAN PROPOSED UNLESS OTHERWISE NOTED
4. FIRE ACCESS ROUTE IS DESIGNED TO SUPPORT A 38,556KG/85,000 LBS LOAD.

SITE LEGEND

PROPERTY LINE
SETBACK LINE
BUILDING FOOTPRINT
FUTURE DEVELOPMENT
CONCRETE PATHWAY AND CURBS
ASPHALT SURFACE
TRENCH
BOLLARD
FIRE HYDRANT
6'-7" HEIGHT CHANLNK FENCE

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AMENDED DRAWINGS

DP No	Date Received
DP2025-04549	OCT 26 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Rev	Description	Date
1	ISSUED FOR DP	28.07.25
2	ISSUED FOR DR1	21.11.25

SEAL

CLIENT
2454427 AB. LTD

PROJECT
SELF STORAGE AT
3208 8TH AVE. NE.

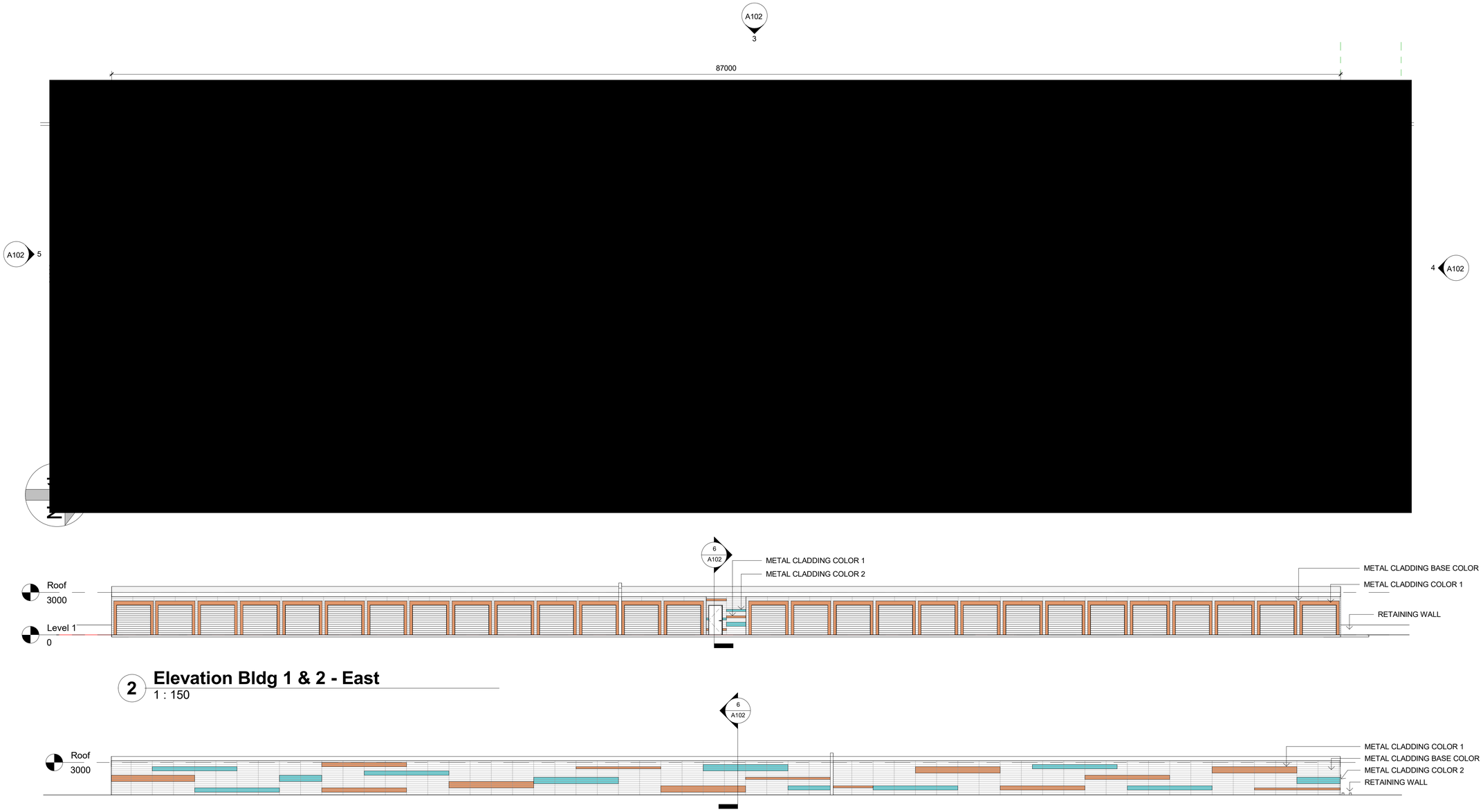
TITLE
SITE PLAN

DRAWN BY	CHECKED BY	DATE
Author	Checker	07/28/25

SCALE	PROJECT NUMBER
As indicated	35

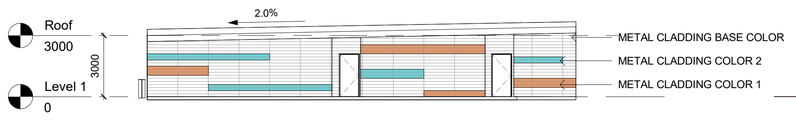
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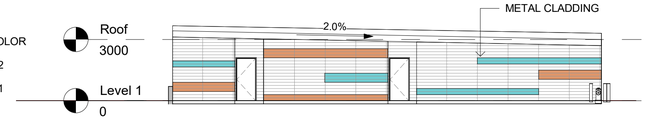


2 Elevation Bldg 1 & 2 - East
1 : 150

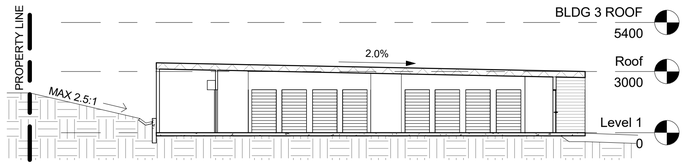
3 Elevation Bldg 1 & 2 - West
1 : 150



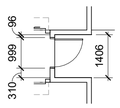
4 Elevation Bldg 1 & 2 - North
1 : 150



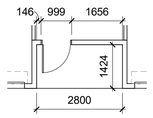
5 Elevation Bldg 1 & 2 - South
1 : 150



6 Section 1 Bldg 1 & 3
1 : 150



7 Bldg 1 & 3 - TYPICAL ACCESS SWING DOOR TYPE-1
1 : 100



8 Bldg 1 & 3 - TYPICAL ACCESS SWING DOOR TYPE-2
1 : 100

ELEVATION METAL CLADDING MATERIAL

VICWEST COLOR 01	
VICWEST COLOR 02	
VICWEST LIGHT GRAY COLOR	

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2	ISSUED FOR DR1	21.11.25

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CLIENT
2454427 AB. LTD

PROJECT
SELF STORAGE AT
3208 8TH AVE. NE.

TITLE
BLDG. 1 & 2 PLAN, ELEVATIONS & SECTION

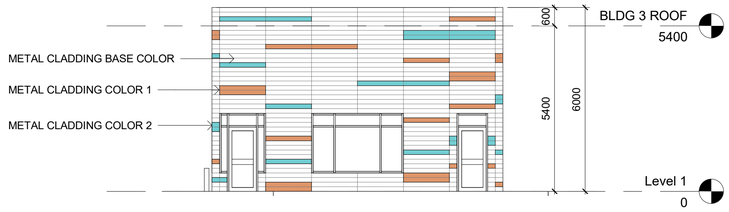
DRAWN BY	CHECKED BY	DATE
Author	Checker	07/28/25

SCALE	PROJECT NUMBER
As indicated	35

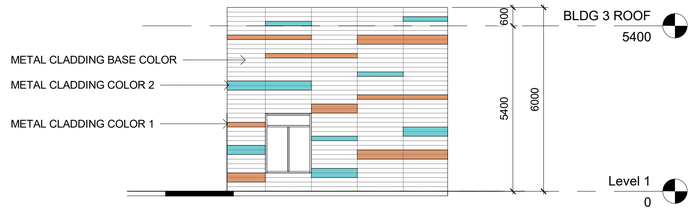
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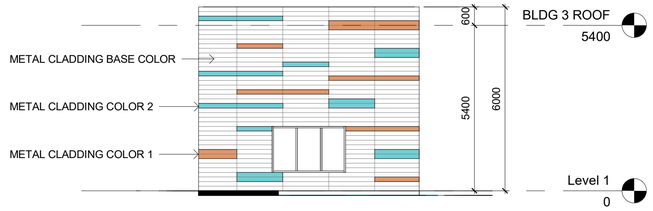
2 Elevation 1 - Bldg 3
1 : 100



3 Elevation 2 - Bldg 3
1 : 100



4 Elevation 3 - Bldg 3
1 : 100



5 Elevation 4 - Bldg 3
1 : 100

ELEVATION METAL CLADDING MATERIAL

VICWEST COLOR 01	
VICWEST COLOR 02	
VICWEST LIGHT GRAY COLOR	

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2	ISSUED FOR DR1	21.11.25

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PROJECT

SELF STORAGE AT
3208 8TH AVE. NE.

TITLE

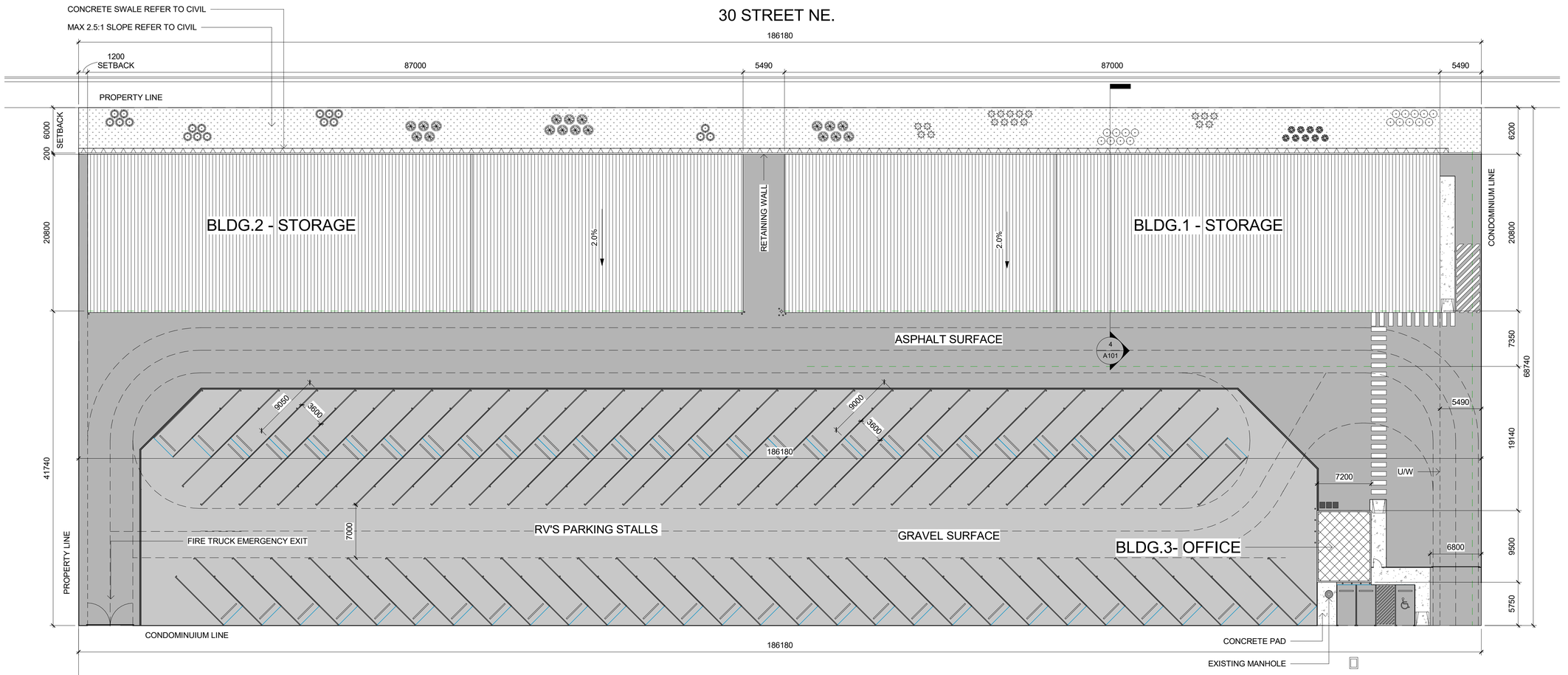
BLDG. 3 - PLANS,
ELEVATIONS & SECTIONS

DRAWN BY	CHECKED BY	DATE
Author	Checker	01/23/07

SCALE	PROJECT NUMBER
As indicated	35

DRAWING NUMBER	REV
A103	2

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1 Site Plan Landscape

1 : 300

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 DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
07. MINIMUM SOIL DEPTH OF 600 FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHERS.
08. SOD AREA ARE PLANTED WITH DRAUGHT TOLERANT GRASS SPECIES.
09. IRRIGATION PROVIDED BY LOW WATER IRRIGATION SYSTEM.

LANDSCAPE ANALYSIS

SITE AREA: 12,798 SQ.M.

PROVIDED LANDSCAPE AREA= 1,182 M2

MINIMUM TRESS 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

TOTAL NUMBER OF TREES WILL BE BASED ON 1 TREE AND 2.0 SHRUBS FOR EVERY 35.0 SQ.M.
= 1,182 / 50 = 24.0 TREES AND 48 SHRUBS

A MINIMUM OF 25 PER. CENT OF ALL TREES REQUIRED MUST BE CONIFEROUS
= 06 TREES CONIFEROUS
= 18 TREES DECIDUOUS

FINAL PROVIDED TREES AND SHRUBS:
06 CONIFEROUS TREES
18 DECIDUOUS TREES
48 SHRUBS

DUE TO THE HIGH-TENSION ENMAX OVERHEAD POWER LINE ALONG 30 ST. NE AND THE ASSOCIATED TREE HEIGHT LIMITATIONS, THE PROPOSED TREES HAVE BEEN REPLACED WITH THE SAME NUMBER OF SHRUBS.

THE SHRUBS HAVE BEEN SELECTED TO MAINTAIN THE REQUIRED PLANTING MIX OF 25% CONIFEROUS AND 75% DECIDUOUS SPECIES, REFER TO PLANT LIST.

FINAL PROVIDED SHRUBS: 72 SHRUBS

LEGEND

- CONCRETE PATHWAY AND CURBS
- ASPHALT SURFACE
- SOD
- GRAVEL
- SNOW BERRY- SHRUB
- ARCTIC FIRE DOGWOOD - SHRUB
- WESTREN SANDCHEERY - SHRUBS
- DWARF BALSAM FIR - SHRUB
- ALPINE CURRANT - SHRUBS

PLANT LIST

QTY.	PLANT NAME	SCIENTIFIC NAME	SIZE
72 TOTAL SHRUBS (18 CONIFEROUS+ 54 DECIDUOUS)			
18	SNOW BERRY	SYMPHORICARPOS ALBUS	600 MM SPREAD
18	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA "FARROW"	600 MM SPREAD
18	WESTREN SANDCHEERY	BRUNUS BESSEYI	600 MM SPREAD
09	DWARF BALSAM FIR	ABIES BALSAMEA "NANA"	600 MM SPREAD
09	ALPINE CURRANT	RIBES ALPINUM	600 MM SPREAD

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TITLE

LANDSCAPE LAYOUT

DRAWN BY	CHECKED BY	DATE
Author	Checker	10/20/25

SCALE	PROJECT NUMBER
As indicated	35

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