TFI MAINTENANCE SHOP OFFICE

CALGARY, ALBERTA

- ISSUED FOR DEVELOPMENT PERMIT -





1 A0.0 VICINITY MAP
N.T.S.

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SITE INFORMATION

PROJECT DESCRIPTION	DEMOLITION OF EXISTING BUILDINGS A AND B. NEW CONSTRUCTION OF AN INDUSTRIAL BUILDING. INCLUDES TWO STOREY OFFICE, STORAGE MEZZANINE, A SEMI-TRAILER TRUCK REPAIR SHOP AND WASH BAY.
LEGAL DESCRIPTION	PLAN:8610019;BLOCK:RWD;LOT: PLAN:9212493;BLOCK:RW;LOT:23 PLAN:RY11;BLOCK:RLY;LOT:23
MUNICIPAL ADDRESS	9905 54TH STREET SE, CALGARY, AB
SITE AREA	19 ACRES (80,344 m²)

DEVELOPMENT SYNOPSIS

CITY OF CALGARY LAND USE BYLAW	IP2007	
PRE-APPLICATION #	PE2025-00989	
LAND USE	I-G GENERAL INDUSTRIAL	
PERMITTED USE	GENERAL MEDIUM	
BUILDING FOOTPRINT AREA	3110m² (33,476 ft²)	
BUILDING GROSS FLOOR AREA	OFFICE MAIN FLOOR OFFICE SECOND FLOOR STORAGE MEZZANINE WAREHOUSE TOTAL	810m² 810m² 55m² 2,300m² 3,975m²
BUILDING HEIGHT	9.1m (30 ft)	
OFFICE AREA	GFA AREA MUST NOT EXCEED 50% OF GFA OF BUILDING (PROVIDED 41%)	
BUILDING SETBACKS		
FRONT SETBACK AREA	6.0m (MAJOR STREET/EXPRESSWAY)	
REAR SETBACK AREA	6.0m (SPECIAL PURPOSE DISTRICT)	
SIDE SETBACK AREA	6.0m (MAJOR STREET/EXPRESSWAY)	
LANDSCAPING IN SETBACK AREAS	EXISTING LANDSCAPING IN SETBACK AREA TO REMAIN.	
ADDITIONAL REQUIREMENTS	(2) EVERY BUILDING MUST HAVE AT LEAST ONE SIDEWALK CONNECTING THE PUBLIC ENTRANCE TO A PUBLIC SIDEWALK OR NEAREST STREET (3) A SIDEWALK MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE FRONT OF THE BUILDING (4) SIDEWALK MUST BE 2.0m WIDE	
EMPLOYEE AREA	ALL DEVELOPMENTS MUST HAVE AN OUTOOR AREA FOR USE OF EMPLOYEES THAT IS A MINIMUM OF 10.0m²	
	PROVIDED:	50.0m²
BICYCLE STALLS	CLASS 2 - 1.0 STALL PER 2000m² OF GFA	
	PROVIDED:	2 STALLS

PARKING CALCULATION

BARRIER FREE STALLS	3,925m² / 100m² REQUIRED DESIGNATED STALLS	40 STALLS REQUIRED 26 - 50 STALLS = 3 STALLS
	PROVIDED STALLS	4
PROVIDED PARKING STALLS	TOTAL	103 STALLS

DRAWING LIST

ARCHITECTURAL
BCW ARCHITECTS

DP1	COVER PAGE & DEVELOPMENT SYNOPSIS
DP2	SITE PLAN
DP3	SITE DETAILS
DP4	OVERALL MAIN FLOOR PLAN & SECOND FLOOR PLAN
DP5	ENLARGED MAIN FLOOR PLAN & SECOND FLOOR PLAN
DP6	BUILDING ELEVATIONS

CIVIL
SEDULOUS ENGINEERING

C-1	SERVICING PLAN

ELECTRICAL
DBK ENGINEERING

E1	SITE PLAN - LIGHTING, POWER, AND AUXILIARY
E2	SITE PLAN - PHOTOMETRIC

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Consultant

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Revisions

No.	Description	Date
1.	IF DP	2025.08.05
2.	IF DP RESUBMISSION	2025.09.15

Client

Project

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CALGARY, AB

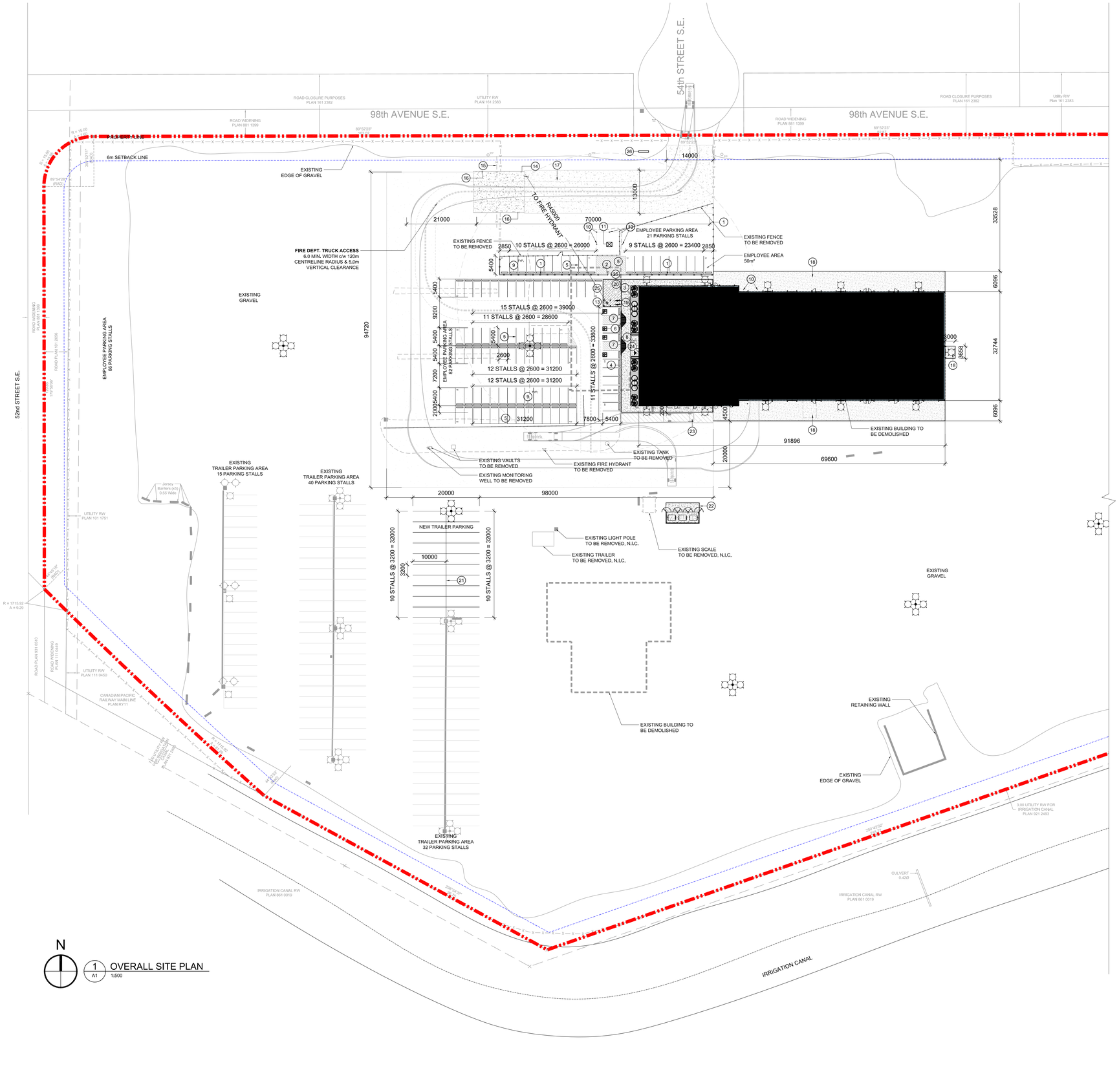
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COVERPAGE & DEVELOPMENT SYNOPSIS

Drawn by: SJ
Scale: AS NOTED
Checked by: PW
Approval by: PW

Date:	Project No.:
FEB 2025	24022

DP1



N

1 OVERALL SITE PLAN
A1 1:500

SITE PLAN KEYNOTES

1. NEW 2438mm HIGH CHAINLINK FENCE, TO MATCH EXISTING, REFER DETAIL 14/DP3.
2. NEW 2438mm HIGH CHAINLINK FENCE ACCESS GATE. TO MATCH EXISTING.
3. CONCRETE SIDEWALK, BROOM FINISH.
4. 150mm WIDE CONC. CURB. REFER DETAIL 2/DP3.
5. 75mm WIDE PAINTED YELLOW PARKING LINES.
6. BARRIER FREE PARKING SYMBOL. REFER TO DETAIL 10/DP3.
7. DEPRESSED BARRIER FREE CONCRETE RAMP. REFER TO DETAIL 7/DP3.
8. BARRIER-FREE SIGN POST. REFER TO DETAIL 8/DP3.
9. RECYCLED RUBBER WHEEL STOP. REFER TO DETAIL 4/DP3.
10. 152mm DIAMETER CONCRETE FILLED STEEL PIPE BOLLARDS. REFER TO DETAIL 10/DP3.
11. EXISTING TRANSFORMER, REFER TO ELECTRICAL.
12. NEW LIGHT STANDARD. REFER TO ELECTRICAL.
13. NEW FIRE HYDRANT. REFER TO CIVIL.
14. EXISTING CONCRETE PAD TO BE REMAIN.
15. EXISTING CHAINLINK SLIDING ACCESS GATE TO REMAIN.
16. EXISTING CARD ACCESS TO REMAIN.
17. NEW 120mm THICK REINFORCED CONCRETE PAVING.
18. NEW CONCRETE APRON. REFER TO STRUCTURAL.
19. BICYCLE RACKS, CLASS 2 BICYCLE PARKING. REFER TO DETAIL 11/DP3.
20. OUTDOOR PUBLIC AREA. FURNITURE SHOWN FOR INTENT PURPOSES ONLY, N.I.C.
21. 20 ADDITIONAL TRUCK PARKING STALLS ADDED c/w ELECTRICAL OUTLETS. SEE ELECTRICAL.
22. WASTE & RECYCLING ENCLOSURE. REFER TO DETAIL 13/DP3.
23. DESIGNATED LOADING AREA. TO BE PAINTED SAFTEY YELLOW.
24. DESIGNATED PRINCIPAL ENTRANCE. FIRE LOCKBOX LOCATION.
25. PINNED CURB. REFER TO DETAIL 3/DP3.
26. NEW PYLON SIGNAGE. REFER TO ELECTRICAL. LOCATION AND ELEVATIONS TO BE CONFIRMED.

SITE PLAN LEGEND

- PROPOSED BUILDING
- EXISTING SOD, RESTORE ALL DISTURBED TURF AREAS WITH SOD ON 300mm DEPTH TOPSOIL AS REQUIRED TO EXTENT OF DISTURBANCE. ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES.
- 100mm DEPTH SHREDDED CONIFEROUS WOOD MULCH ON PREPARED SUBGRADE IN TREE PLANTING AREAS,TO BE PLACED LEVEL WITH ADJACENT SURFACES.
- CONCRETE SIDEWALKS, APRONS AND RAMPS,
- HEAVY DUTY ASPHALT
- CONCRETE PAVERS
- EXISTING LIGHT POLE TO REMAIN.
- EXTERIOR BUILDING LIGHTING. REFER TO ELECTRICAL.
- LIGHT STANDARD, REFER TO ELECTRICAL.
- PRINCIPAL ENTRANCE.
- PROPOERTY LINE
- SETBACK AREA
- FIRE TRUCK ROUTE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER
- PROPOSED GAS LINE
- EXISTING CHAINLINK FENCE TO REMAIN
- EXISTING CHAINLINK FENCE TO BE REMOVED
- NEW CHAINLINK FENCE

LANDSCAPE INFORMATION

AS PER CITY OF CALGARY LAND USE BYLAW IP2007, EXISTING LANDSCAPING WITHIN 6m SETBACK IS TO REMAIN, PLANT SCHEDULE INCLUDED BELOW IS FOR LANDSCAPING OUTSIDE OF THE LANDSCAPE SETBACK AREA.

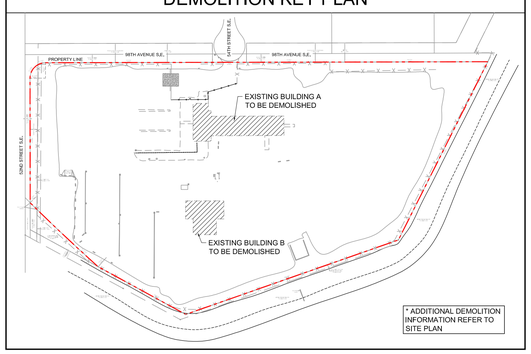
PLANT SCHEDULE

CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
	mp	13	Pinus Mugo 'Mops'	Mops Mugo Pine	#5 Container	600mm Sp.
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**	**SIZE**
	sl	11	Salix Lutea	Yellow Willow	#2 Container	600mm Ht.
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**	**SIZE**
	kfr	32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	2 year pot	600mm O.C.

GENERAL LANDSCAPING NOTES

1. THE QUALITY AND EXTENT OF THE LANDSCAPING ESTABLISHED ON SITE SHALL BE THE MINIMUM STANDARD TO BE MAINTAINED ON THE SITE FOR THE LIFE OF THE DEVELOPMENT.
2. ALL PLANT MATERIAL SHALL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN THE AREA AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK AND PRODUCED BY THE CANADIAN NURSERY TRADE ASSOCIATION.

DEMOLITION KEY PLAN



* ADDITIONAL DEMOLITION INFORMATION REFER TO SITE PLAN

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Revisions

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1.	IF DP	2025.08.05

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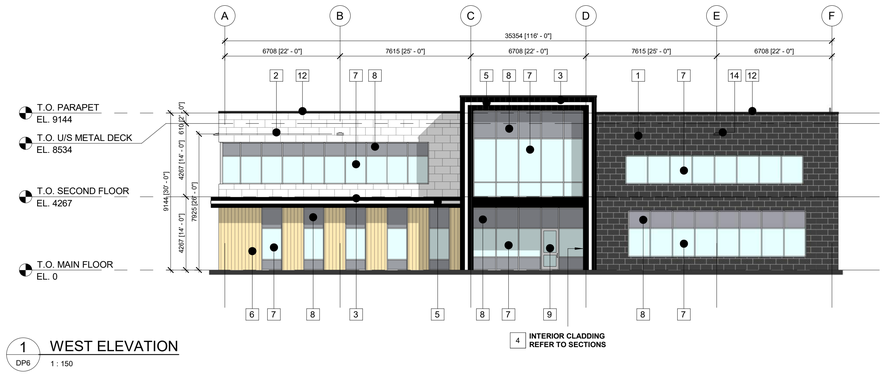
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CONCEPTUAL SITE PLAN

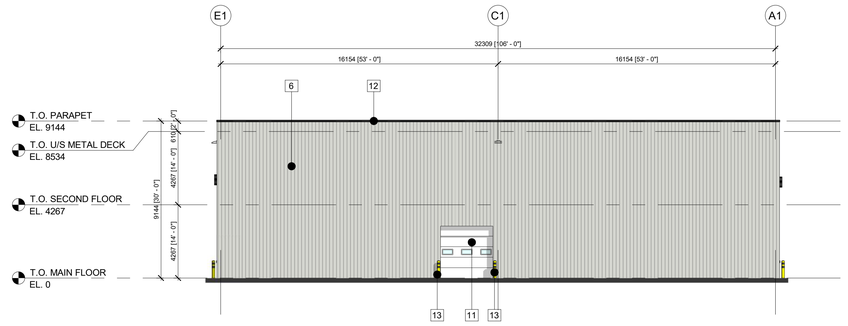
Drawn by: SJ **Checked by:** PW
Scale: 1:500 **Approval by:** PW

Date:	Project No.:
FEB 2025	25019

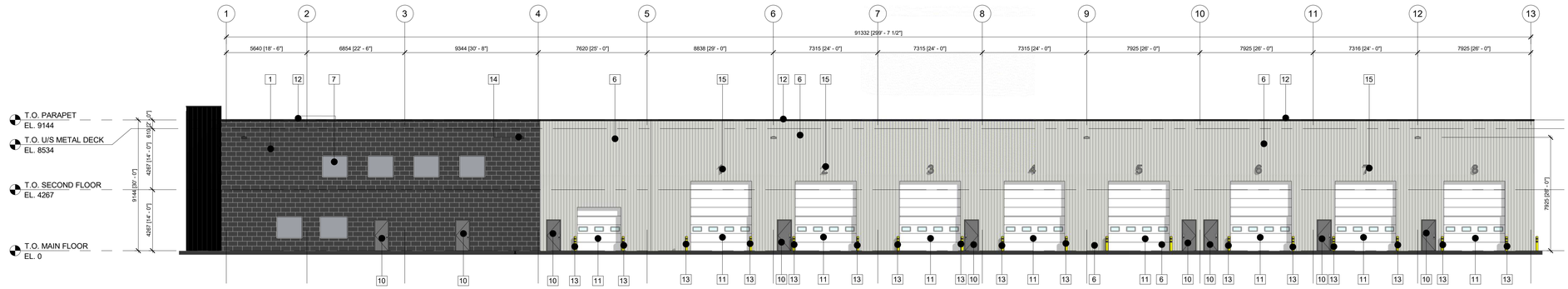
DP2



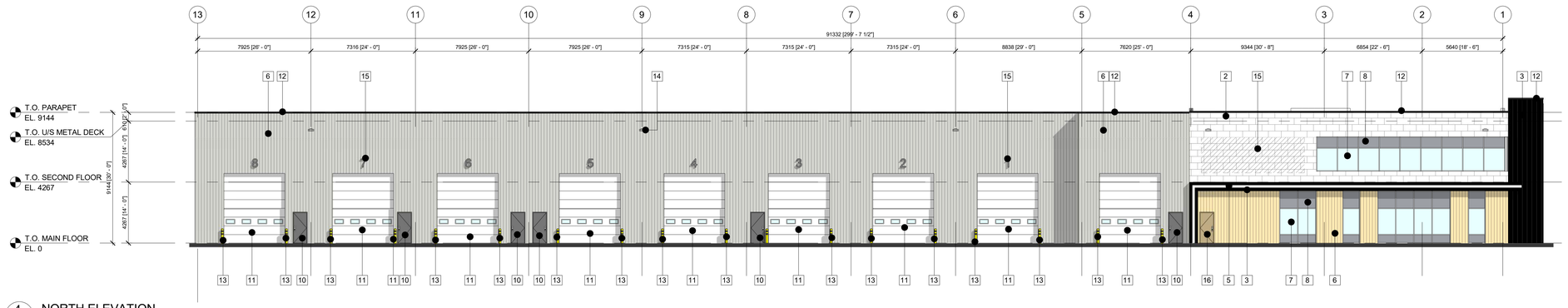
1 DP6 **WEST ELEVATION**
1 : 150



2 DP6 **EAST ELEVATION**
1 : 150



3 DP6 **SOUTH ELEVATION**
1 : 150



4. DP6 **NORTH ELEVATION**
1 : 150

ELEVATION MATERIAL LEGEND

1	**PREFINISHED METAL PANEL** MANUFACTURER: IXL MAC METAL ARCHITECTURAL PRODUCT: METAL BLOCK COLOR: TITANIUM BLACK SIZE: 305mm x 610mm	5	**EXTERIOR LED STRIP LIGHTING**
2	**PREFINISHED METAL PANEL** MANUFACTURER: IXL MAC METAL ARCHITECTURAL PRODUCT: METAL BLOCK COLOR: METALLIC GREY SIZE: 305mm x 610mm	6	**PRE-FINISHED INSULATED METAL PANEL** MANUFACTURER: KINGSPAN PRODUCT: QUADCORE KS SERIES 4" - MICRORIB COLOR: ASCOT WHITE
3	**PREFINISHED METAL CLADDING** MANUFACTURER: VIC WEST PRODUCT: AD300 COLOR: BLACK	7	**EXTERIOR GLAZING** GLAZING: CLEAR FRAME: CLEAR ANODIZED ALUMINUM
4	**PREFINISHED METAL SIDING** MANUFACTURER: IXL MAC METAL ARCHITECTURAL PRODUCT: CORK HARRYWOOD PLUS COLOR: WOOD COLLECTION - CORK HARRYWOOD	8	**EXTERIOR SPANDREL GLAZING** GLAZING: GREY TINT FRAME: CLEAR ANODIZED ALUMINUM
9	**STOREFRONT ENTRANCE** GLAZING: CLEAR FRAME: CLEAR ANODIZED ALUMINUM	13	**STEEL PIPE BOLLARD** COLOR: SAFETY YELLOW
10	**HOLLOW METAL INSULATED DOOR** FINISH: PRIME & PAINTED COLOR: BENJAMIN MOORE - 2126 RACOON FUR	14	**WALL MOUNTED EXTERIOR LIGHT** COLOR: BLACK *REFER TO ELECTRICAL FOR DETAILS*
11	**INSULATED METAL SECTIONAL OVERHEAD DOOR** FINISH: PRIME & PAINTED COLOR: WHITE	15	**NON ILLUMINATED SIGNAGE** *SIGNAGE BY OTHERS*
12	**PRE-FINISHED METAL CAP FLASHING** PRODUCT: CASCADIA METALS COLOR: BLACK	15	**HOLLOW METAL INSULATED DOOR** FINISH: PRIME & PAINTED COLOR: LIGHT BROWN

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BUILDING ELEVATIONS

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DP6