GLENMORE YARDS BUSINESS PARK PHASE - 4

ISSUED FOR DEVELOPMENT PERMIT

July 18 2025

NOT FOR CONSTRUCTION



Anthem zeidler ARCHITECTURE

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ARCHITECTURAL

DP0.101 COVER SHEET
DP0.301 LOCATION PLAN & SITE PHOTOS
DP0.401 LAND USE DISTRICTS (SECTION 21SE)
DP0.501 PERSPECTIVE VIEWS
DP0.601 VEHICLE MOVEMENTS AND NOTES
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ELECTRICAL

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E102 POINT BY POINT SITE PLAN - PH4
E104 ELECTRICAL SITE DETAILS - PH4

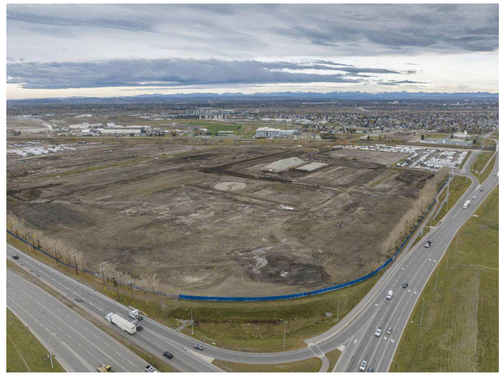
CIVIL

C1 PRELIM SERVICING PLAN (NORTH) FOR DP
C2 PRELIM SERVICING PLAN (SOUTH) FOR DP
C3 PRELIM GRADING PLAN (NORTH) FOR DP
C4 PRELIM GRADING PLAN (SOUTH) FOR DP

LANDSCAPE

DP-L1 BYLAW PLAN
DP-L2 TREE REMOVAL AND PROTECTION PLAN
DP-L3 KEY PLAN / OVERALL LANDSCAPE PLAN
DP-L4 PLANTING PLAN ENLARGEMENTS
DP-L5 PLANTING PLAN ENLARGEMENTS
DP-L6 PLANTING PLAN ENLARGEMENTS
DP-L7 PLANTING PLAN ENLARGEMENTS
DP-L8 PLANTING PLAN ENLARGEMENTS
DP-L9 PLANTING PLAN ENLARGEMENTS

Note: Artistic rendering only. Refer to plans and elevations for final design.



1 DP0.301 SITE PHOTO
NOT TO SCALE



2 DP0.301 SITE PHOTO
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3 DP0.301 SITE PHOTO
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4 DP0.301 SITE PHOTO
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5 DP0.301 SITE PHOTO
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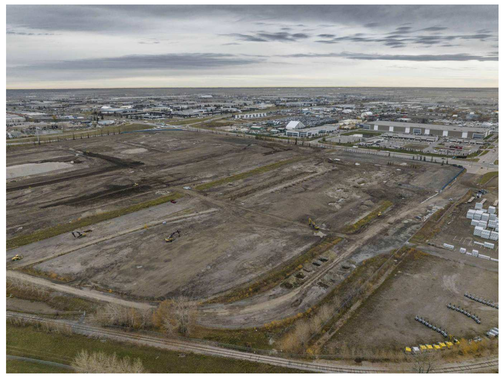
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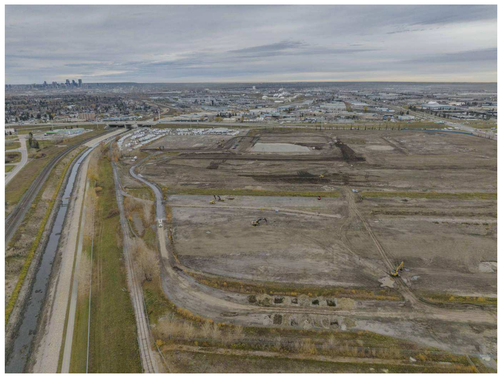
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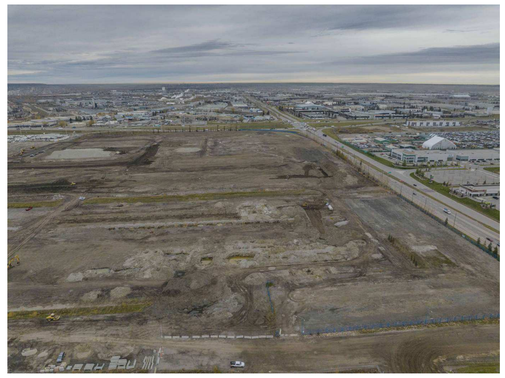
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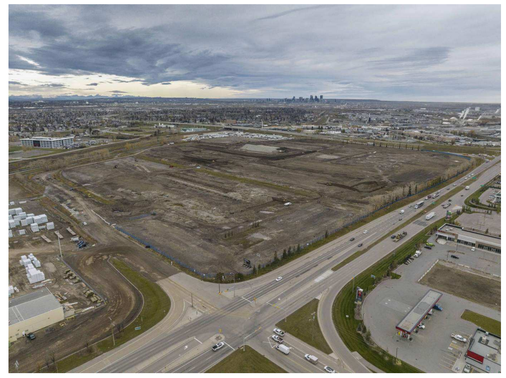
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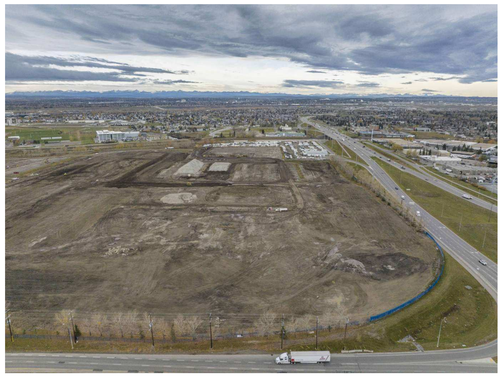
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12 DP0.301 SITE PHOTO
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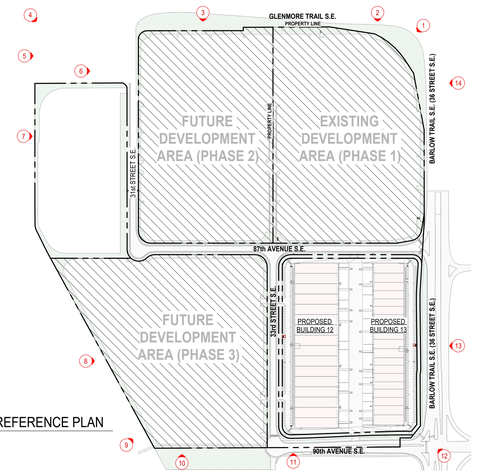
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14 DP0.301 SITE PHOTO
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SITE LOCATION - VICINITY PLAN



OVERALL SITE - REFERENCE PLAN

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KEY PLAN

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

PROJECT
GLENMORE YARDS - PHASE 4

PROJECT ADDRESS
8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE
LOCATION PLAN & SITE PHOTOS

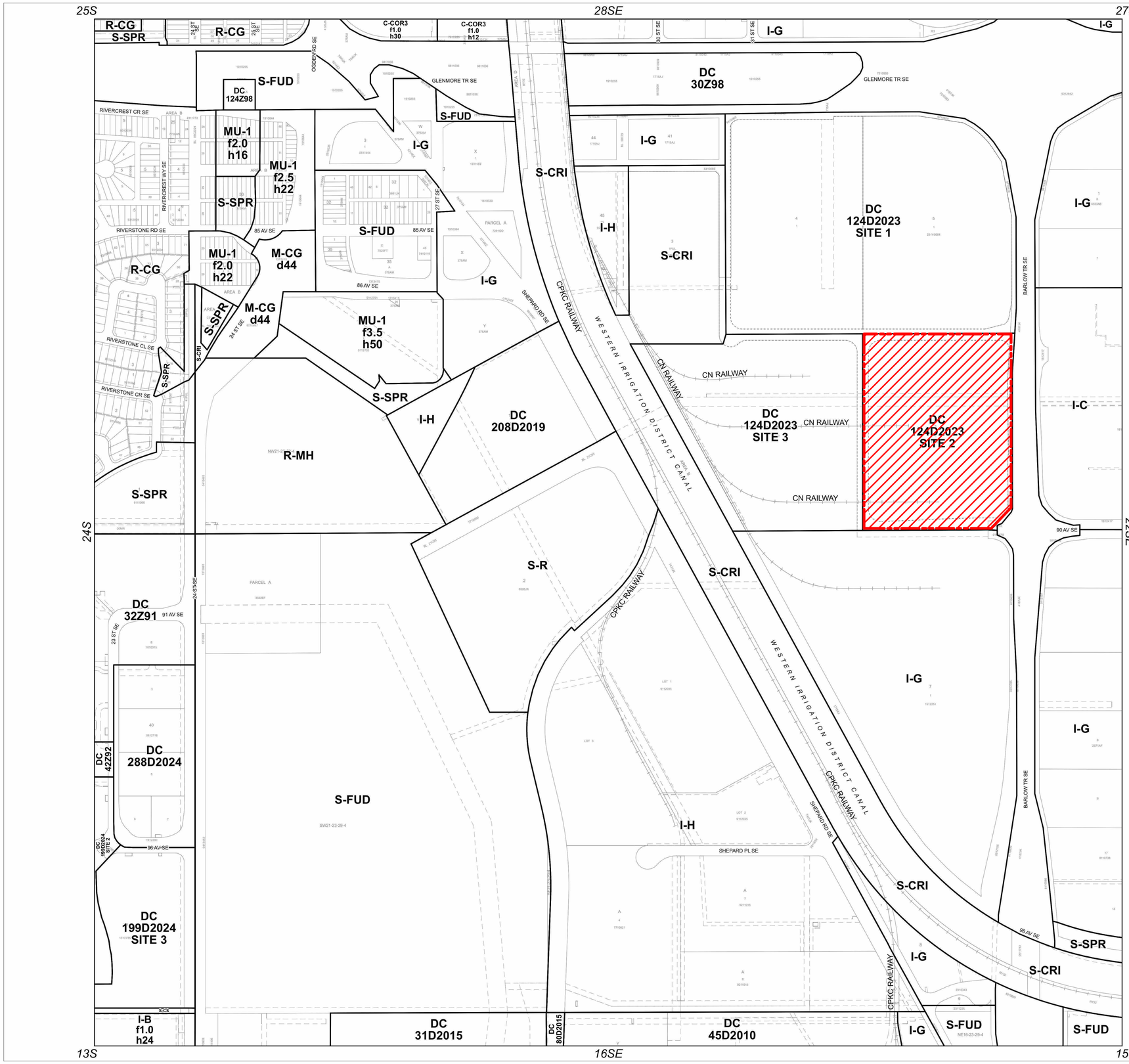
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DRAWING NO.
DP0.301

REVISION NO.
1

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KEY PLAN

Calgary

Land Use Districts

This map forms part of the Calgary Land Use By-law 1P2007 Land Use Districts and is subject to amendment by by-law of City Council. The maps are updated as soon as possible following Council's decision.

Legend

- Legal Base
- LRT Track
- City Limits
- **R-G** Land Use Designation
- Land Use District

District Modifiers

Some districts of this Land Use Bylaw include modifiers where:

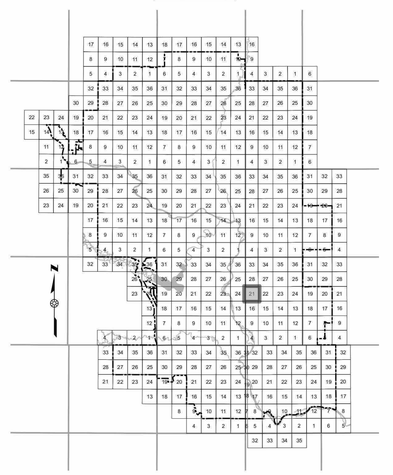
"d" followed by a number indicates the maximum density in units per hectare

"f" followed by a number indicates the maximum floor area ratio

"h" followed by a number indicates the maximum height in metres

Land Use Date: 2024 December 06

Key Map



SECTION 21SE T23 R29 W4M

200 0 200 400 Feet

50 0 50 100 Metres

Source: Planning and Development

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Date Created: Thursday, December 5, 2024

Section: 21SE

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PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

LAND USE DISTRICTS (SECTION 21SE)

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DP0.401

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6 DP0.501 PHASE 4 ISOMETRIC VIEW
SCALE:



5 DP0.501 BUILDING 12 - NORTHWEST VIEW
SCALE:



3 DP0.501 BUILDING 13 - NORTHEAST VIEW
SCALE:



4 DP0.501 BUILDING 12 - SOUTHWEST VIEW
SCALE:



2 DP0.501 BUILDING 13 - SOUTHEAST VIEW
SCALE:



7 DP0.501 BUILDING 12 - TYPICAL LOADING DOCK VIEW
SCALE:



1 DP0.501 BUILDING 13 - TYPICAL LOADING DOCK VIEW
SCALE:

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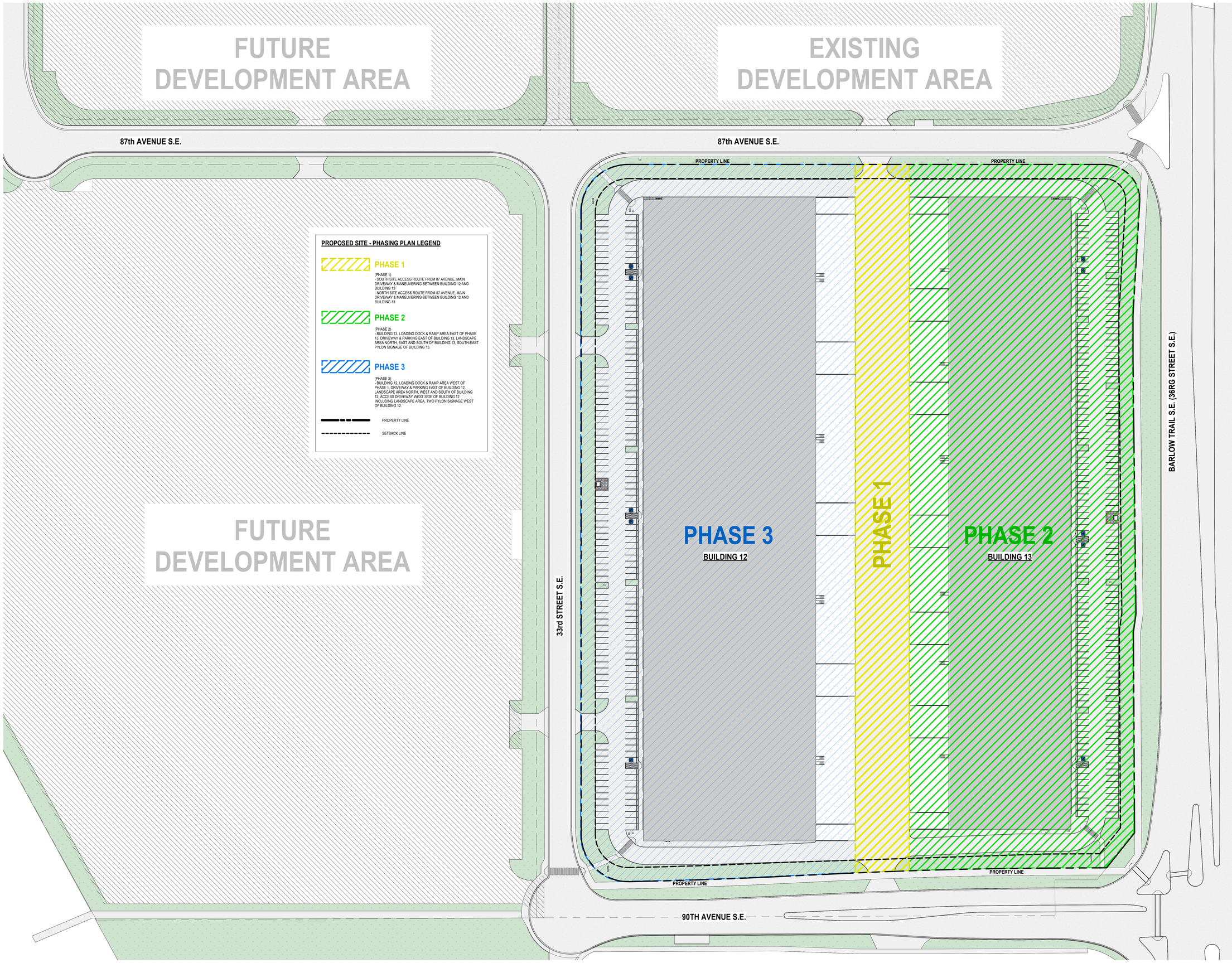
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PERSPECTIVE VIEWS

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1 OVERALL SITE - PHASING PLAN
DP0.701 SCALE: 1 : 500

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GLENMORE YARDS - PHASE 4

PROJECT ADDRESS
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CALGARY, ALBERTA

TITLE
PHASING PLAN

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223-074	As indicated	NV	JLG

DRAWING NO. **DP0.701**

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FUTURE DEVELOPMENT AREA (PHASE 2)

EXISTING DEVELOPMENT AREA (PHASE 1)

87th AVENUE S.E.

ALIGN CENTERLINE OF EXISTING DRIVEWAY WITH THE PROPOSED DRIVEWAY

CONCRETE CROSSING ACCESS ROUTE TO BE DESIGNED TO CITY STANDARDS TO ACCOMMODATE FIRE-TRUCK & SEMI-TRUCK VEHICLES LOADS

EXISTING FIRE HYDRANT

RETAINING WALL REFER TO CIVIL AND STRUCTURAL DETAILS

DRIVEWAY #1

1.61m WIDE MONOLITHIC SIDEWALK

PROPERTY LINE

6.0m SETBACK

PROPOSED LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)

PROPOSED DRIVEWAY (HEAVY DUTY ASPHALT) TYPICAL

PROPOSED 2.0m CONCRETE ACCESS SIDEWALK

UTILITY RIGHT OF WAY

33rd STREET S.E.

1.5m WIDE MONOLITHIC SIDEWALK

PROPOSED DRIVEWAY (HEAVY DUTY ASPHALT) TYPICAL

DRIVEWAY #2

DRIVEWAY #3

DRIVEWAY #4

PROPOSED LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)

BUILDING 12

PROPOSED 16 UNITS FOR BUILDING 12
MAIN FLOOR SLAB = 100.000 ARCH. (1038.00 GEO)
TOP OF ROOF PARAPET = 110.850 ARCH.
BUILDING FOOT PRINT = 19,969.476 m² (214,949.651 ft²)

BUILDING 13

PROPOSED 19 UNITS FOR BUILDING 13
MAIN FLOOR SLAB = 100.000 ARCH. (1038.00 GEO)
TOP OF ROOF PARAPET = 109.875 ARCH.
BUILDING FOOT PRINT = 13,889.702 m² (149,507.508 ft²)

FUTURE MECHANICAL ROOF TOP UNIT BY TENANT, TYPICAL

PROPOSED ELECTRICAL ROOM

PROPOSED MECHANICAL ROOM

PRINCIPAL ENTRANCE

PROPOSED ELECTRICAL ROOM

PROPOSED MECHANICAL ROOM

PRINCIPAL ENTRANCE

CONCRETE CROSSING ACCESS ROUTE TO BE DESIGNED TO CITY STANDARDS TO ACCOMMODATE FIRE-TRUCK & SEMI-TRUCK VEHICLES LOADS

PROPOSED DRIVEWAY AND MANUFACTURING AREA (HEAVY DUTY ASPHALT) TYPICAL (REFER TO LANDSCAPE DRAWINGS)

PROPOSED DRIVEWAY (HEAVY DUTY ASPHALT) TYPICAL

PROPOSED LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)

3.0m WIDE REGIONAL PATH

BARLOW TRAIL S.E. (36TH STREET S.E.)

PROPOSED 2.0m CONCRETE ACCESS SIDEWALK

CONCRETE ROAD ISLAND

90th AVENUE S.E.

FUTURE DEVELOPMENT AREA (PHASE 3)

PHASE 4 BYLAW SCHEDULE

MUNICIPAL ADDRESS:

8950 33rd STREET S.E., CALGARY, AB

LEGAL ADDRESS:

PLAN 2510323, BLOCK 6, LOT 1

ZONING:

(DC) - INDUSTRIAL GENERAL (I-G)

SITE AREA:

PROPOSED DEVELOPMENT SITE AREA = 70,331.232 m², 17.38 acres, (7.033 ha)

BUILDING AREA (FOOTPRINT):

PROPOSED BUILDING (12) = 19,969.476 m² (214,949.651 ft²)
PROPOSED BUILDING (13) = 13,889.702 m² (149,507.508 ft²)
PROPOSED TOTAL AREA = 33,859.178 m² (364,457.159 ft²)

SITE COVERAGE:

PROPOSED SITE AREA = 70,331.232 m² (100 % SITE AREA)
PROPOSED BUILDINGS = 33,859.178 m² (48.14 % OF SITE AREA)
PROVIDED SITE COVERAGE = 48.14 % OF SITE AREA

FLOOR AREA RATIO (F.A.R.):

MAXIMUM (F.A.R.) REQUIRED = 1.0
TOTAL PROPOSED (F.A.R.) = 0.4814

MINIMUM SETBACK REQUIREMENTS:
(MINIMUM REQUIREMENTS PROVIDED AT PROPOSED SITE)

FRONT SETBACK (EAST, STREET SIDE) : 6.0m
FRONT SETBACK (WEST, STREET SIDE) : 6.0m
SIDE SETBACK (SOUTH, STREET SIDE) : 6.0m
SIDE SETBACK (NORTH, STREET SIDE) : 6.0m

MINIMUM BUILDING HEIGHT:

BUILDING MAXIMUM HEIGHT: THERE IS NO MAXIMUM BUILDING HEIGHT FOR A BUILDING LOCATED ON A PARCEL IN THE INDUSTRIAL - GENERAL DISTRICT.
PROVIDED BUILDING HEIGHT:
- BUILDING 12 = 12.61m (41'-4 1/2")
- BUILDING 13 = 11.39m (37'-4 1/2")

PARKING REQUIREMENTS:
(1 PARKING STALL / 100m² GROSS FLOOR AREA REQUIRED)

PROPOSED BUILDING 12:
REQUIRED: (1 STALL PER/100m²)
19,969.476 m² /100m² = 200 PARKING STALLS (REQUIRED)
179 PARKING STALLS INCLUDING 5 BARRIER FREE PARKING STALLS (PROVIDED)

PROPOSED BUILDING 13:
REQUIRED: (1 STALL PER/100m²)
13,859.702 m² /100m² = 139 PARKING STALLS (REQUIRED)
189 PARKING STALLS INCLUDING 5 BARRIER FREE PARKING STALLS (PROVIDED)

TOTAL REQUIRED: = 200 + 139 = 339 PARKING STALLS (REQUIRED)
4 BARRIER-FREE PARKING STALLS/100 STALLS + 1 ADDITIONAL STALL FOR EACH 100 INCREMENTS,
TOTAL = 10 BARRIER-FREE PARKING STALLS (REQUIRED)

TOTAL PROVIDED: = 179 +189 = 368 PARKING STALLS (PROVIDED)
= 10 BARRIER-FREE PARKING STALLS (PROVIDED)

BARRIER FREE PARKING STALLS REQUIRED: 10 STALLS, (NBC ALBERTA EDITION 2019, TABLE 3.8.2.5.)
BARRIER FREE PARKING STALLS PROVIDED: 10 STALLS

NOTES:

WASTE AND RECYCLING COLLECTION SERVICES TO BE PROVIDED BY PRIVATE COLLECTION.
BINS WILL BE WHEELED OUT TO THE STAGING AREA ON COLLECTION DAY.
ALL UTILITY CONNECTIONS ARE TO BE LOCATED UNDERGROUND, AND TO MUNICIPAL GUIDELINES.
REFER TO LANDSCAPE CALCULATION FOR GENERAL, PLANNING, SOFT/HARD SURFACED LANDSCAPED AREA AND WATER IRRIGATION SYSTEM

SITE PLAN LEGEND

- PROPOSED NEW BUILDING ADDITION
- PROPOSED LIGHT DUTY ASPHALT AREA (PARKING)
- PROPOSED HEAVY DUTY ASPHALT AREA (DRIVEWAY), CAPABLE OF SUPPORTING THE NFPA 1901 POINT LOAD OF 517kPa (75psi) OVER A 24"x24" AREA (OUTRIGGER PAD SIZE) IN ADDITION TO THE 38,556kg/85,000lbs LOAD
- UNDEVELOPED AREA (FUTURE DEVELOPMENT AREA)
- PROPOSED CONC. ACCESS APRON (TYPICAL LOADING DOCK)
- PROPOSED LANDSCAPE (REFER TO LANDSCAPING)
- REGIONAL PATHWAY (3.0m WIDTH TYPICAL)
- PROPSED UTILITIES RIGHT OF WAY
- PROPOSED VARIANCE OF PARKING STALLS
- PROPERTY LINE
- SETBACK LINE
- R.O.W. LINE
- EXISTING WATER LINE, U.N.O.
- EXISTING SANITORY LINE, U.N.O.
- EXISTING STORM LINE, U.N.O.

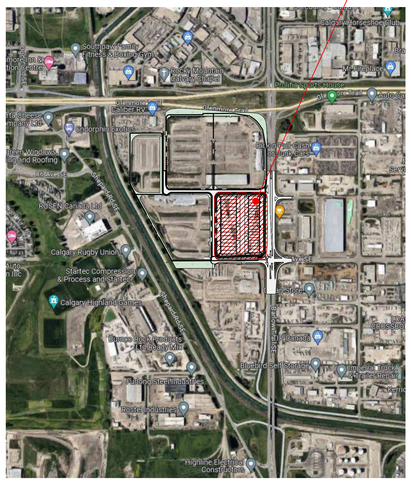
NOTES:

- FOR GRADING AND SERVICES REFER TO CIVIL DRAWINGS.
- FOR PROPOSED UTILITY RIGHT OF WAY PLAN, REFER TO CIVIL DRAWINGS.
- FOR LANDSCAPE SPECIFICATIONS AND DETAILS REFER TO LANDSCAPE DRAWINGS.
- ALL PARKING STALLS TO BE INDICATE BY 100mm WIDE PAINTED LINES "YELLOW", AND CONCRETE WHEEL STOPS TO BE PROVIDED AT EACH PARKING STALL ADJACENT TO A SIDEWALK/BUILDING (TYPICAL).
- ALL PARKING STALLS TO BE DESIGNED AS STANDARD STALL FOR MOTOR VEHICLE PARKING - 5400mm (STALL DEPTH) x 2600mm (STALL WIDTH) WITH 90° PARKING ANGLE, C/W 7200mm DRIVEWAY WIDTH.
- ALL ACCESSIBLE PARKING STALLS TO BE DESIGNED AS BARRIER-FREE STALLS. STALLS WILL BE PROVIDED WITH FIRM, SLIP-RESISTANT AND LEVEL SURFACE AISLE, AND BE CLEARLY MARKED FOR PERSONS WITH DISABILITIES ONLY.
- ALL ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH ACCESSIBLE PARKING SIGN.
- ALL SIDEWALKS AND WALKWAYS TO BE BROOM FINISHED CONCRETE, FOR SPECIFICATIONS REFER TO STRUCTURAL.
- ALL DRIVEWAYS ACCESS TO SITE ARE DESIGNED AS PER CITY STANDARDS FOR 7.2m AND 10.0m DRIVEWAY WIDTH. DRIVEWAY FLARES CAN BE INCREASED TO FACILITATE MOVEMENT OF LARGE TRUCKS, REFER TO CITY STANDARDS.

NOTES:

1. NEW GAS METER LOCATION, C/W PROTECTION STEEL BOLLARDS. GAS METERS ALONG EXTERIOR WALLS AT LANDSCAPE AREAS WILL BE COMPLETED WITH CONCRETE PAD.
2. NEW ELECTRICAL TRANSFORMER LOCATION, C/W CONCRETE PAD AND PROTECTION STEEL BOLLARDS OVER PERIMETER.
3. LOCATION OF NEW FREESTANDING PYLON SIGNAGE.
4. LOCATION OF NEW FIRE HYDRANT.
5. NEW FIRE DEPARTMENT LOCK BOX, LOCATED BY ENTRANCE DOOR.
6. NEW EXTERIOR STROBE LIGHT, LOCATED ABOVE ENTRANCE DOOR.
7. NEW FIRE DEPARTMENT CONNECTION (SIAMESE CONNECTION).
8. PEDESTRIAN CROSSWALK TO BE INDICATE AND PAINTED "YELLOW".
9. Ø150mm (6") x 1220mm (4'-0") HEIGHT CONCRETE FILLED STEEL BOLLARD TO BE PRIMED & PAINTED, FOR DETAILS REFER TO A1.01 SHEET.
10. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) ROUGH IN CONDUIT FOR FUTURE TENANT EQUIPMENT INSTALL (TOTAL OF _____ PROPOSED)
11. PROPOSED LANDSCAPE STRIP AT BUILDING FRONT AND ADJACENT SIDEWALK, REFER TO LANDSCAPE FOR DETAILS.
12. BICYCLE PARKING STALLS (CLASS 2 ONLY - "GENERAL INDUSTRIAL - LIGHT")

SITE LOCATION



SITE LOCATION - VICINITY PLAN

1 DP1.101 OVERALL PHASE 4 SITE PLAN
SCALE: 1 : 500

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PROJECT
GLENMORE YARDS - PHASE 4

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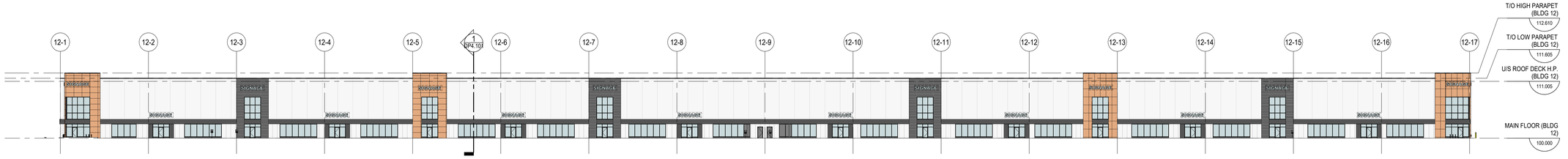
TITLE
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PROJECT NO.	SCALE	DRAWN	CHECKED
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DRAWING NO. **DP1.101**
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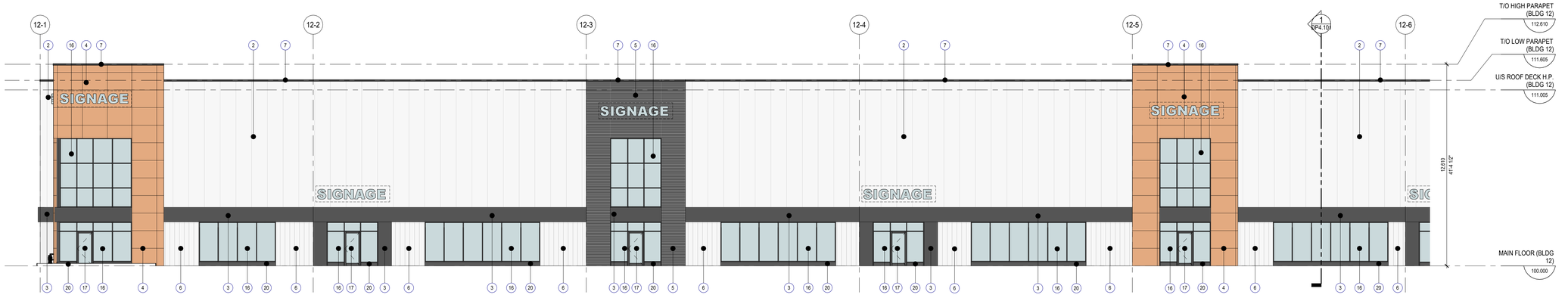
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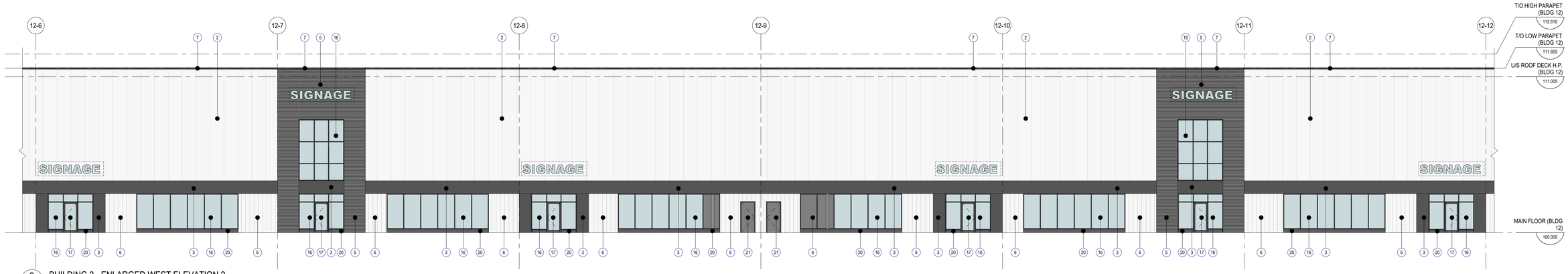
5 DP3.101 BUILDING 2 - OVERALL WEST ELEVATION

SCALE: 1 : 300



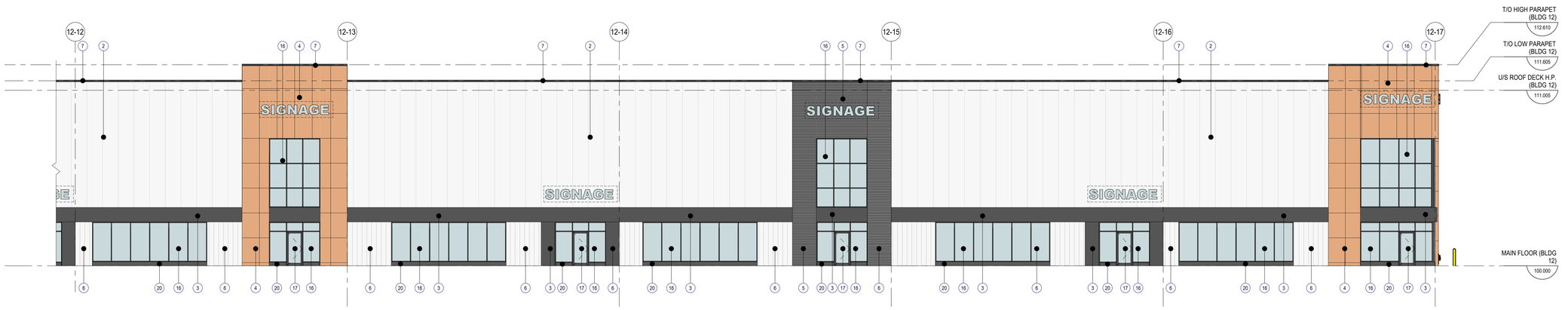
3 DP3.101 BUILDING 2 - ENLARGED WEST ELEVATION 1

SCALE: 1 : 100



2 DP3.101 BUILDING 2 - ENLARGED WEST ELEVATION 2

SCALE: 1 : 100



1 DP3.101 BUILDING 2 - ENLARGED WEST ELEVATION 3

SCALE: 1 : 100

EXTERIOR MATERIAL LEGEND

1. PRE-CAST CONCRETE INSULATED PANEL (SANDWICH PANEL), COLOUR - PAINTED WHITE TO MATCH (MP) PANEL
2. INSULATED METAL PANEL (KINGSPAN) KS MICRO-RIB, COLOUR - IMPERIAL WHITE
3. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - DARKENED GRAY, AB160
4. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - RUSTED METAL
5. CORRUGATED METAL CLADDING PANEL, HORIZONTAL ORIENTED - WF-7/8" (WESTFORM), COLOUR - LOW GLOSS BLACK
6. ALUMINUM METAL CLADDING PANEL, VERTICAL ORIENTED - AD300R (VICWEST), COLOUR - CAMBRIDGE WHITE
7. PREFINISHED PARAPET METAL FLASHING CAP, COLOUR - LOW GLOSS BLACK
8. PREFINISHED METAL OVERFLOW EMERGENCY SCUPPER, COLOUR TO MATCH - DARKENED GRAY
9. EXTERIOR GALVANIZED STEEL STAIR AND LANDING C/W GUARD/HAND RAIL
10. PREFINISHED INSULATED OVERHEAD DOOR, COLOUR - WHITE
11. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
12. EXPOSED INSULATED CONCRETE FOUNDATION WALL, SACKRUBBED SMOOTH FINISH
13. DOCK SEAL AND SHELTER C/W DOCK BUMPERS ON EACH SIDE OF OVERHEAD DOOR, TYPICAL
14. LOADING DOCK LEVELER
15. STEEL BOLLARDS (150Ø) FILLED WITH CONCRETE, PAINT "SAFETY YELLOW", TYPICAL
16. DOUBLE GLAZED CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW C/W BLACK ANODIZED CAPS
17. DOUBLE GLAZED BLACK ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME
18. DOUBLE GLAZED SEALED UNIT CLEAR ANODIZED ALUMINUM WINDOW C/W BLACK ANODIZED CAPS
19. SINGLE GLAZED (TEMPERED) BACK PAINTED GLASS, ALUMINUM INSULATED SPANDREL PANEL C/W BLACK ANODIZED CAPS
20. CONCRETE FACED INSULATION BASE, FACE TO BE PAINTED, COLOUR TO MATCH WINDOW FRAME AND CAPS, TYPICAL
21. EXTERIOR INSULATED HOLLOW METAL DOOR, PAINTED DARKENED GRAY
22. EXPOSED CONCRETE RETAINING WALL, SACKRUBBED SMOOTH FINISH
23. EXTERIOR GALVANIZED STEEL GUARDRAIL

NOTE:

FOR EXTERIOR LIGHT FIXTURES LOCATION AND SPECIFICATIONS, REFER TO ELECTRICAL DRAWINGS & SCHEDULES.

ALL EXTERIOR FUTURE BUILDING SIGNAGE BY TENANTS - N.I.C. FINAL SIGNAGE DESIGN TO BE CONFIRMED

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KEY PLAN

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

EXTERIOR ELEVATIONS, BUILDING 12

PROJECT NO.	SCALE	DRAWN	CHECKED
223-074	As indicated	NV	JLG

DRAWING NO. DP3.101

REVISION NO. 1

NOT FOR CONSTRUCTION

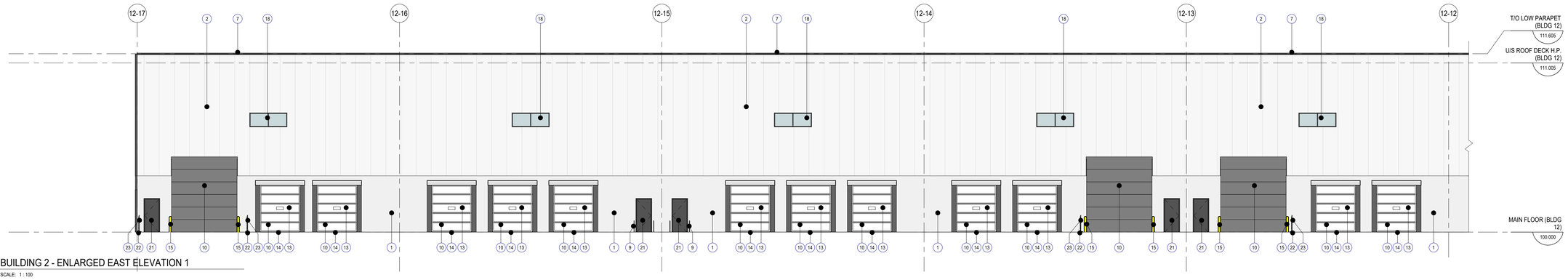
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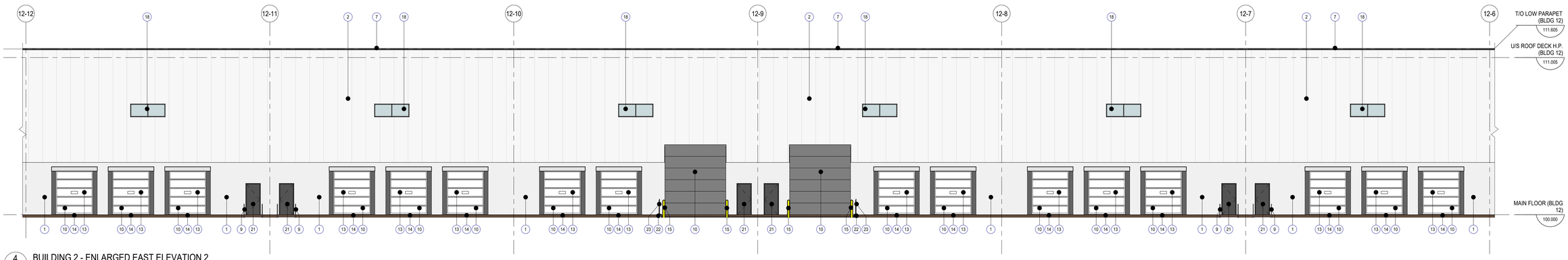
1 DP3.102 BUILDING 2 - OVERALL EAST ELEVATION

SCALE: 1 : 300



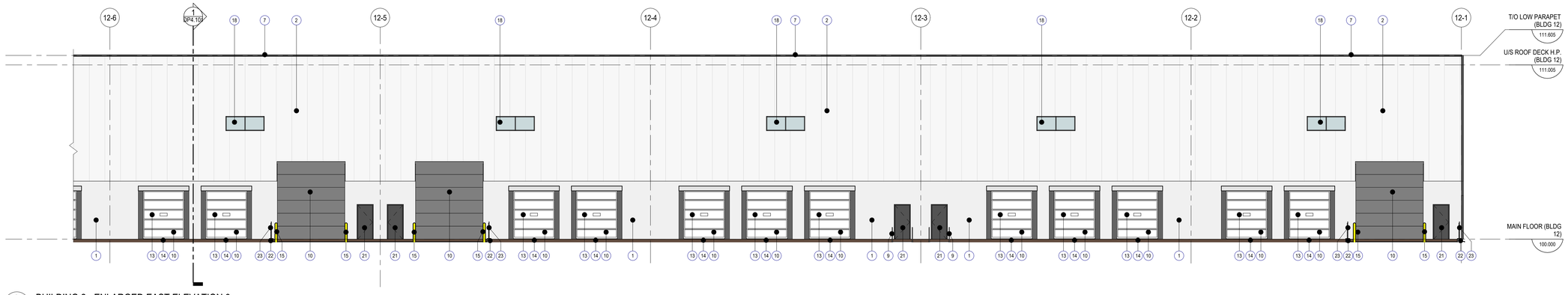
5 DP3.102 BUILDING 2 - ENLARGED EAST ELEVATION 1

SCALE: 1 : 100



4 DP3.102 BUILDING 2 - ENLARGED EAST ELEVATION 2

SCALE: 1 : 100



3 DP3.102 BUILDING 2 - ENLARGED EAST ELEVATION 3

SCALE: 1 : 100

EXTERIOR MATERIAL LEGEND

1. PRE-CAST CONCRETE INSULATED PANEL (SANDWICH PANEL), COLOUR - PAINTED WHITE TO MATCH (IMP) PANEL
2. INSULATED METAL PANEL (KINGSPAN) KS MICRO-RIB, COLOUR - IMPERIAL WHITE
3. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - DARKENED GRAY, AB160
4. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - RUSTED METAL
5. CORRUGATED METAL CLADDING PANEL, HORIZONTAL ORIENTED - WF-7/8" (WESTFORM), COLOUR - LOW GLOSS BLACK
6. ALUMINUM METAL CLADDING PANEL, VERTICAL ORIENTED - AD300R (VICWEST), COLOUR - CAMBRIDGE WHITE
7. PREFINISHED PARAPET METAL FLASHING CAP, COLOUR - LOW GLOSS BLACK
8. PREFINISHED METAL OVERFLOW EMERGENCY SCUPPER, COLOUR TO MATCH - DARKENED GRAY
9. EXTERIOR GALVANIZED STEEL STAIR AND LANDING C/W GUARDHAND RAIL
10. PREFINISHED INSULATED OVERHEAD DOOR, COLOUR - WHITE
11. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
12. EXPOSED INSULATED CONCRETE FOUNDATION WALL, SACKRUBBED SMOOTH FINISH
13. DOCK SEAL AND SHELTER C/W DOCK BUMPERS ON EACH SIDE OF OVERHEAD DOOR, TYPICAL
14. LOADING DOCK LEVELER
15. STEEL BOLLARDS (150ø) FILLED WITH CONCRETE, PAINT "SAFETY YELLOW", TYPICAL
16. DOUBLE GLAZED CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW C/W BLACK ANODIZED CAPS
17. DOUBLE GLAZED BLACK ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME
18. DOUBLE GLAZED SEALED UNIT CLEAR ANODIZED ALUMINUM WINDOW C/W BLACK ANODIZED CAPS
19. SINGLE GLAZED (TEMPERED) BACK PAINTED GLASS, ALUMINUM INSULATED SPANDREL PANEL C/W BLACK ANODIZED CAPS
20. CONCRETE FACED INSULATION BASE, FACE TO BE PAINTED, COLOUR TO MATCH WINDOW FRAME AND CAPS, TYPICAL
21. EXTERIOR INSULATED HOLLOW METAL DOOR, PAINTED DARKENED GRAY
22. EXPOSED CONCRETE RETAINING WALL, SACKRUBBED SMOOTH FINISH
23. EXTERIOR GALVANIZED STEEL GUARDRAIL

NOTE:

FOR EXTERIOR LIGHT FIXTURES LOCATION AND SPECIFICATIONS, REFER TO ELECTRICAL DRAWINGS & SCHEDULES.

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NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

EXTERIOR ELEVATIONS, BUILDING 12

PROJECT NO.	SCALE	DRAWN	CHECKED
223-074	As indicated	NV	JLG

DRAWING NO.

DP3.102

REVISION NO.

1

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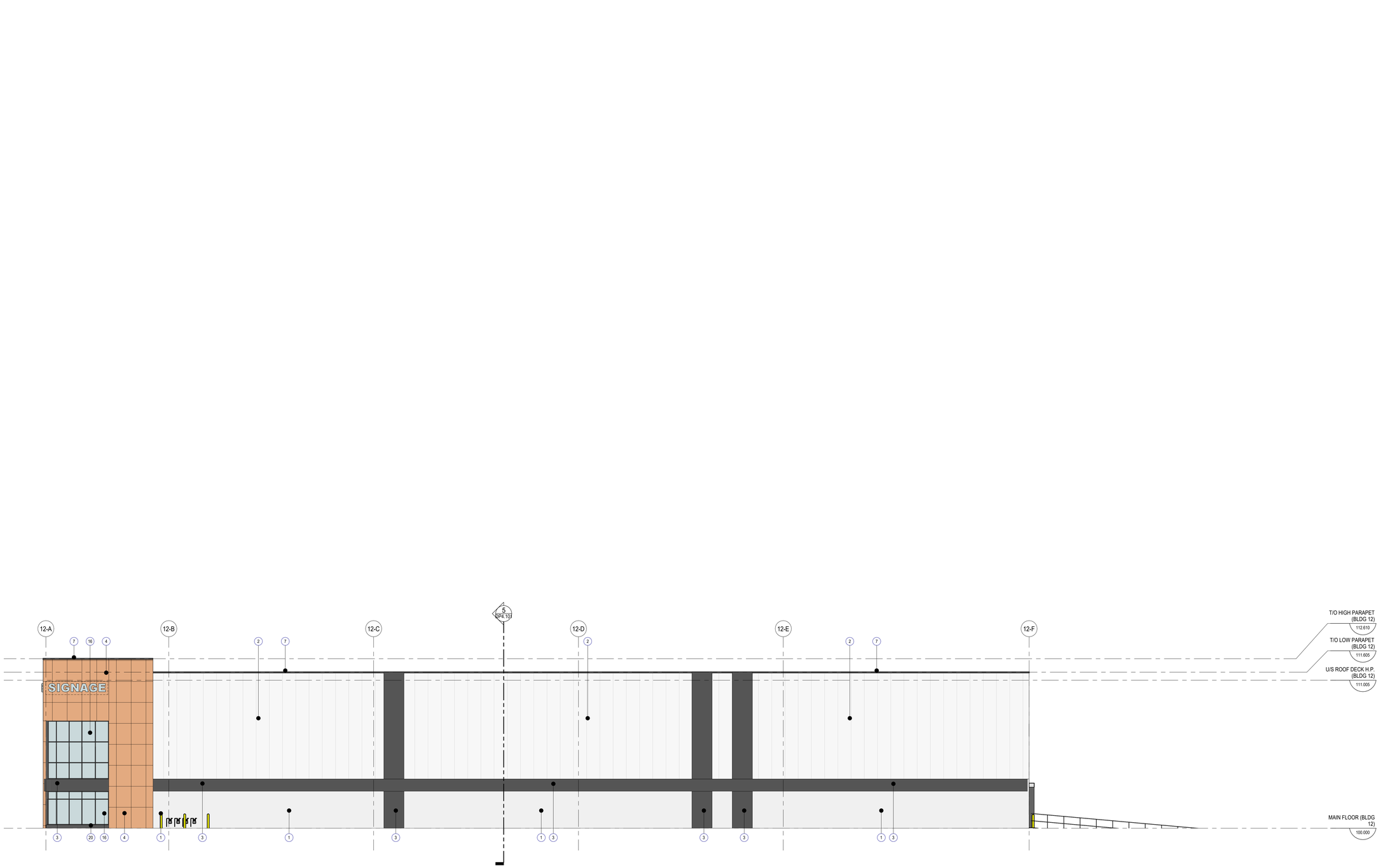
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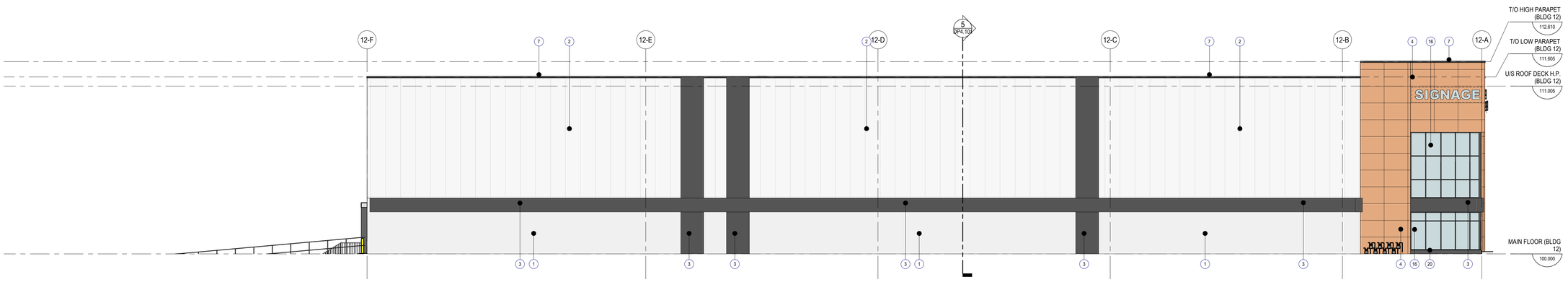
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KEY PLAN



2 DP3.103 BUILDING 2 - OVERALL SOUTH ELEVATION

SCALE: 1 : 100



1 DP3.103 BUILDING 2 - OVERALL NORTH ELEVATION

SCALE: 1 : 100

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

EXTERIOR ELEVATIONS, BUILDING 12

PROJECT NO.	SCALE	DRAWN	CHECKED
223-074	1 : 100	NV	JLG

DRAWING NO.

DP3.103

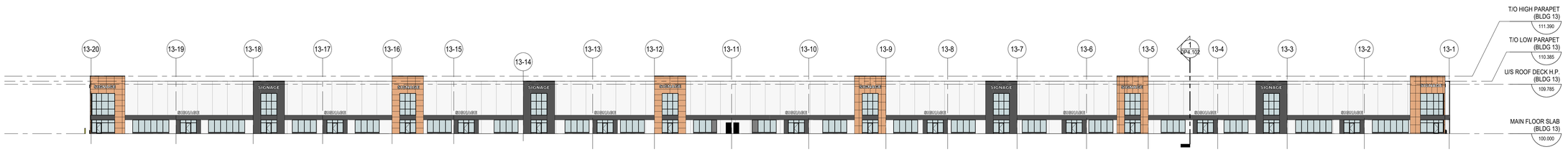
REVISION NO.

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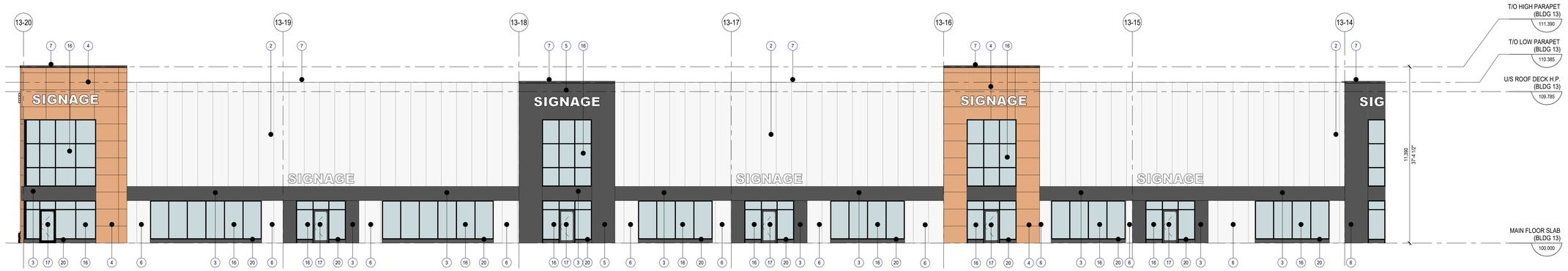
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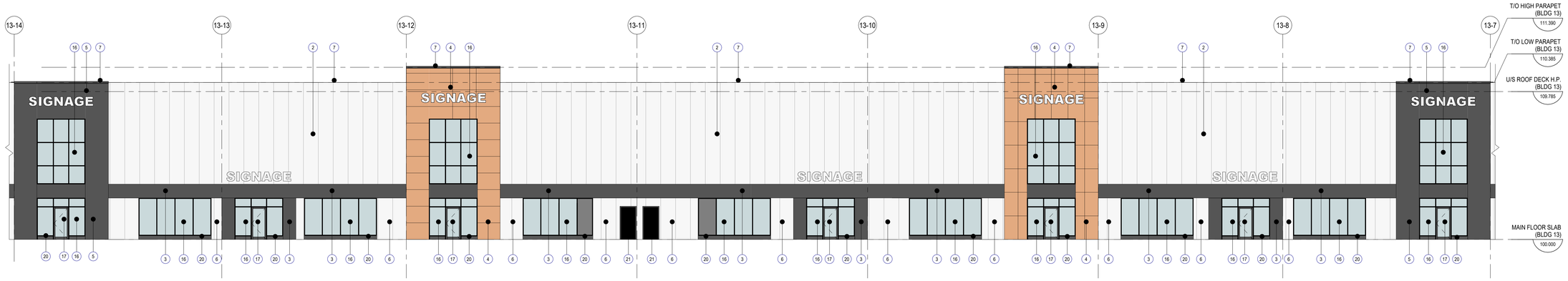
5 DP3.104 BUILDING 13 - OVERALL EAST ELEVATION

SCALE: 1 : 300



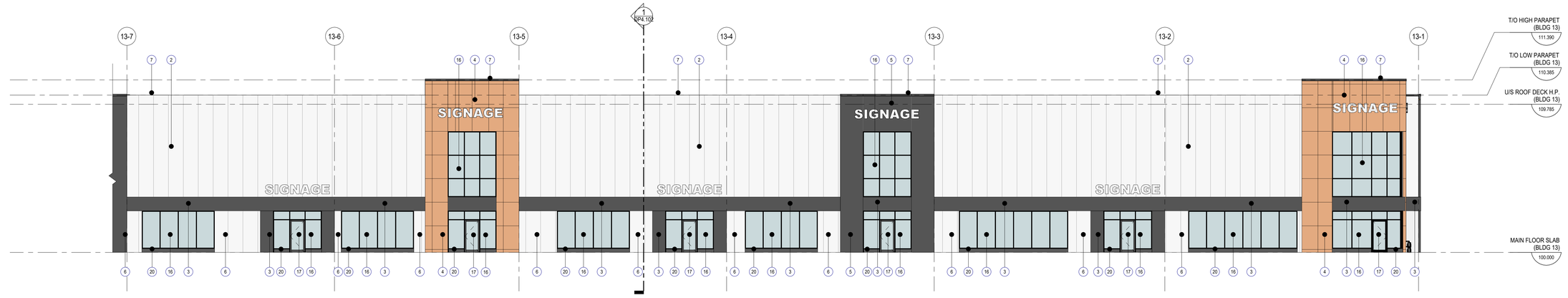
3 DP3.104 BUILDING 13 - ENLARGED EAST ELEVATION 1

SCALE: 1 : 100



2 DP3.104 BUILDING 13 - ENLARGED EAST ELEVATION 2

SCALE: 1 : 100



1 DP3.104 BUILDING 13 - ENLARGED EAST ELEVATION 3

SCALE: 1 : 100

EXTERIOR MATERIAL LEGEND

1. PRE-CAST CONCRETE INSULATED PANEL (SANDWICH PANEL), COLOUR - PAINTED WHITE TO MATCH (MP) PANEL
2. INSULATED METAL PANEL (KINGSPAN) KS MICRO-RIB, COLOUR - IMPERIAL WHITE
3. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - DARKENED GRAY, AB160
4. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - RUSTED METAL
5. CORRUGATED METAL CLADDING PANEL, HORIZONTAL ORIENTED - WF-7/8" (WESTFORM), COLOUR - LOW GLOSS BLACK
6. ALUMINUM METAL CLADDING PANEL, VERTICAL ORIENTED - AD300R (VICWEST), COLOUR - CAMBRIDGE WHITE
7. PREFINISHED PARAPET METAL FLASHING CAP, COLOUR - LOW GLOSS BLACK
8. PREFINISHED METAL OVERFLOW EMERGENCY SCUPPER, COLOUR TO MATCH - DARKENED GRAY
9. EXTERIOR GALVANIZED STEEL STAIR AND LANDING C/W GUARD/HAND RAIL
10. PREFINISHED INSULATED OVERHEAD DOOR, COLOUR - WHITE
11. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
12. EXPOSED INSULATED CONCRETE FOUNDATION WALL, SACKRUBBED SMOOTH FINISH
13. DOCK SEAL AND SHELTER C/W DOCK BUMPERS ON EACH SIDE OF OVERHEAD DOOR, TYPICAL
14. LOADING DOCK LEVELER
15. STEEL BOLLARDS (150Ø) FILLED WITH CONCRETE, PAINT "SAFETY YELLOW", TYPICAL
16. DOUBLE GLAZED CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW C/W BLACK ANODIZED CAPS
17. DOUBLE GLAZED BLACK ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME
18. DOUBLE GLAZED BLACK ANODIZED ALUMINUM WINDOW C/W BLACK ANODIZED CAPS
19. SINGLE GLAZED (TEMPERED) BACK PAINTED GLASS, ALUMINUM INSULATED SPANDREL PANEL C/W BLACK ANODIZED CAPS
20. CONCRETE FACED INSULATION BASE, FACE TO BE PAINTED, COLOUR TO MATCH WINDOW FRAME AND CAPS, TYPICAL
21. EXTERIOR INSULATED HOLLOW METAL DOOR, PAINTED DARKENED GRAY
22. EXPOSED CONCRETE RETAINING WALL, SACKRUBBED SMOOTH FINISH
23. EXTERIOR GALVANIZED STEEL GUARDRAIL

NOTE:

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KEY PLAN

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

EXTERIOR ELEVATIONS, BUILDING 13

PROJECT NO.	SCALE	DRAWN	CHECKED
223-074	As indicated	NV	JLG

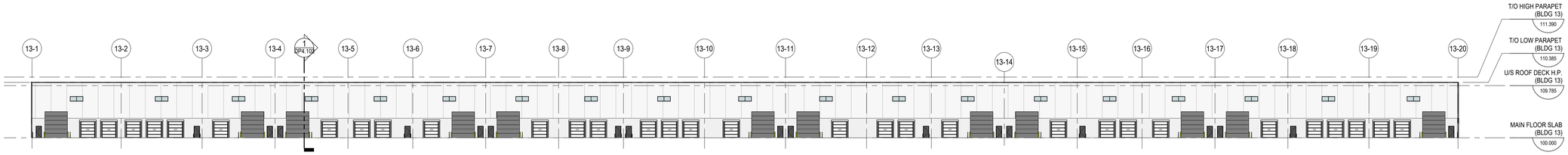
DRAWING NO. DP3.104

REVISION NO. 1

NOT FOR CONSTRUCTION

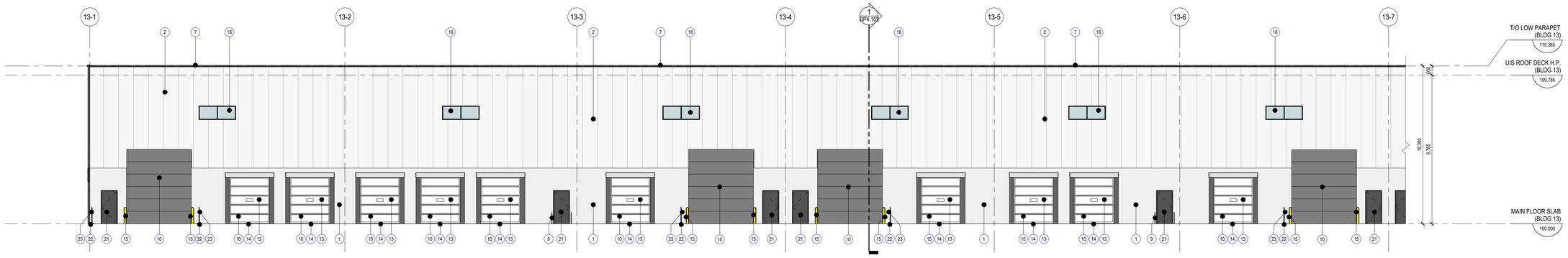
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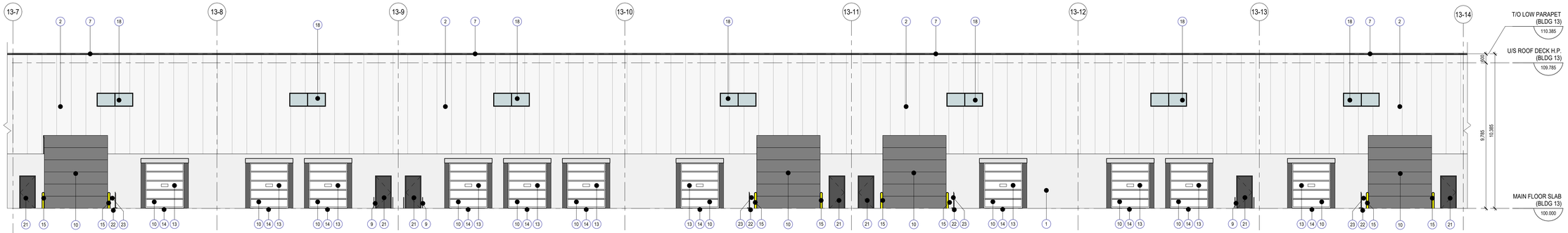
1 DP3.105 BUILDING 13 - OVERALL WEST ELEVATION

SCALE: 1 : 300



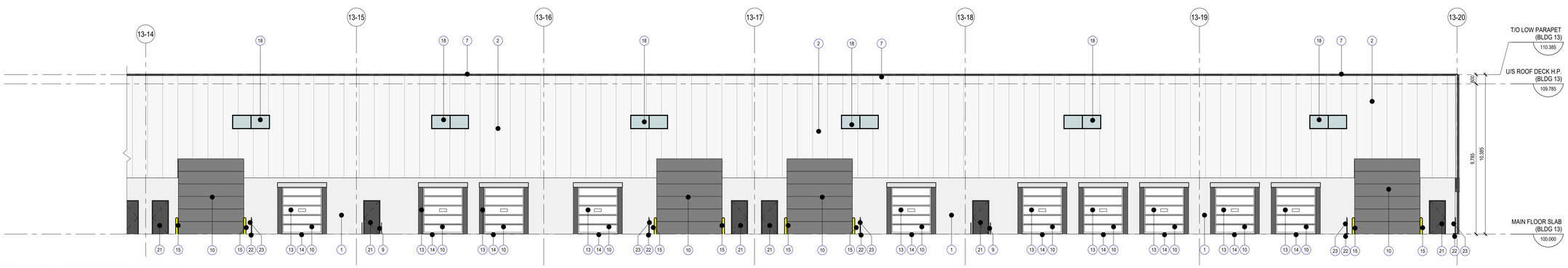
5 DP3.105 BUILDING 1 - ENLARGED WEST ELEVATION 1

SCALE: 1 : 100



4 DP3.105 BUILDING 1 - ENLARGED WEST ELEVATION 2

SCALE: 1 : 100



3 DP3.105 BUILDING 1 - ENLARGED WEST ELEVATION 3

SCALE: 1 : 100

EXTERIOR MATERIAL LEGEND

1. PRE-CAST CONCRETE INSULATED PANEL (SANDWICH PANEL), COLOUR - PAINTED WHITE TO MATCH (IMP) PANEL
2. INSULATED METAL PANEL (KINGSPAN) KS MICRO-RIB, COLOUR - IMPERIAL WHITE
3. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - DARKENED GRAY, AB160
4. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - RUSTED METAL
5. CORRUGATED METAL CLADDING PANEL, HORIZONTAL ORIENTED - WF-7/8" (WESTFORM), COLOUR - LOW GLOSS BLACK
6. ALUMINUM METAL CLADDING PANEL, VERTICAL ORIENTED - AD300R (VICWEST), COLOUR - CAMBRIDGE WHITE
7. PREFINISHED PARAPET METAL FLASHING CAP, COLOUR - LOW GLOSS BLACK
8. PREFINISHED METAL OVERFLOW EMERGENCY SCUPPER, COLOUR TO MATCH - DARKENED GRAY
9. EXTERIOR GALVANIZED STEEL STAIR AND LANDING C/W GUARD/HAND RAIL
10. PREFINISHED INSULATED OVERHEAD DOOR, COLOUR - WHITE
11. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
12. EXPOSED INSULATED CONCRETE FOUNDATION WALL, SACKRUBBED SMOOTH FINISH
13. DOCK SEAL AND SHELTER C/W DOCK BUMPERS ON EACH SIDE OF OVERHEAD DOOR, TYPICAL
14. LOADING DOCK LEVELER
15. STEEL BOLLARDS (150Ø) FILLED WITH CONCRETE, PAINT "SAFETY YELLOW", TYPICAL
16. DOUBLE GLAZED CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW C/W BLACK ANODIZED CAPS
17. DOUBLE GLAZED BLACK ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME
18. DOUBLE GLAZED SEALED UNIT CLEAR ANODIZED ALUMINUM WINDOW C/W BLACK ANODIZED CAPS
19. SINGLE GLAZED (TEMPERED) BACK PAINTED GLASS, ALUMINUM INSULATED SPANDREL PANEL C/W BLACK ANODIZED CAPS
20. CONCRETE FACED INSULATION BASE. FACE TO BE PAINTED, COLOUR TO MATCH WINDOW FRAME AND CAPS, TYPICAL
21. EXTERIOR INSULATED HOLLOW METAL DOOR, PAINTED DARKENED GRAY
22. EXPOSED CONCRETE RETAINING WALL, SACKRUBBED SMOOTH FINISH
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NOTE:

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ALL EXTERIOR FUTURE BUILDING SIGNAGE BY TENANTS - N.I.C. FINAL SIGNAGE DESIGN TO BE CONFIRMED

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KEY PLAN

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

EXTERIOR ELEVATIONS, BUILDING 13

PROJECT NO.	SCALE	DRAWN	CHECKED
223-074	As indicated	NV	JLG

DRAWING NO.

DP3.105

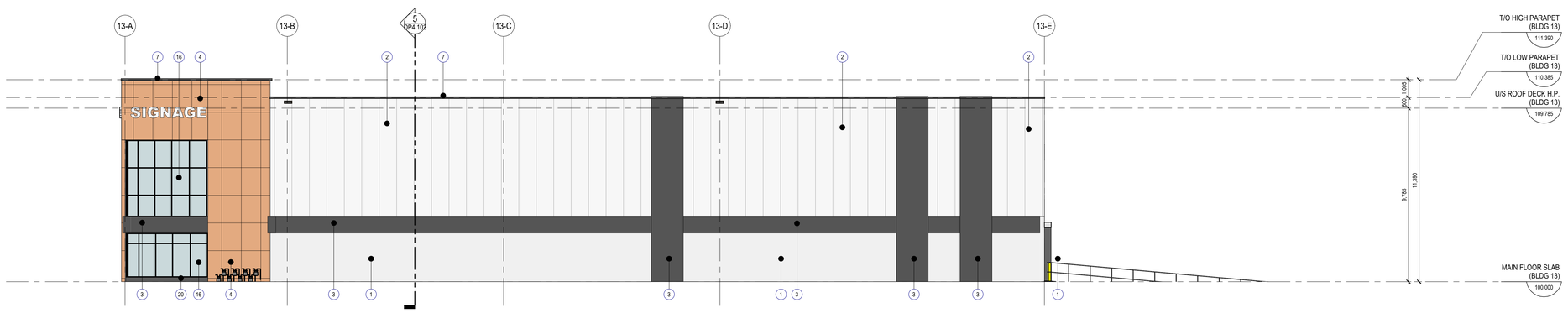
REVISION NO.

1

NOT FOR CONSTRUCTION

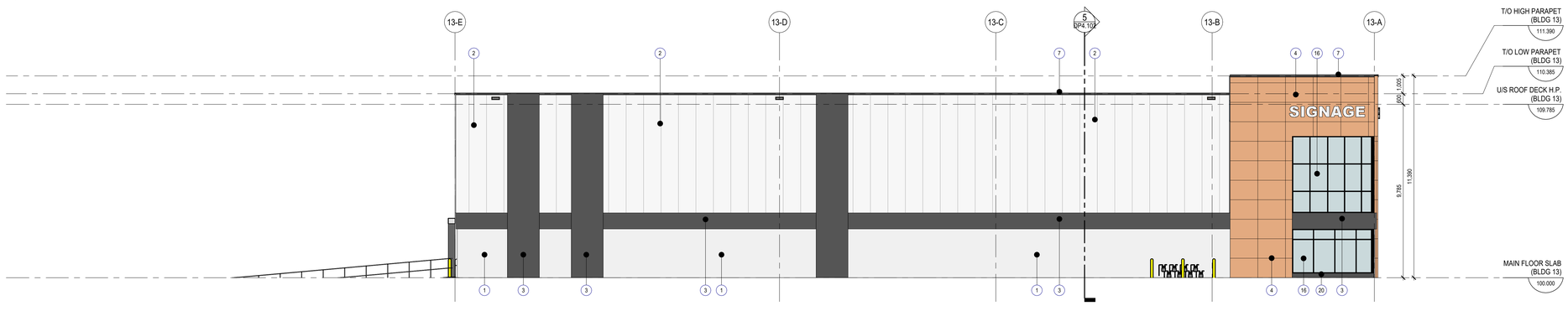
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2 DP3.106 BUILDING 13 - OVERALL NORTH ELEVATION

SCALE: 1 : 100



1 DP3.106 BUILDING 13 - OVERALL SOUTH ELEVATION

SCALE: 1 : 100

EXTERIOR MATERIAL LEGEND

1. PRE-CAST CONCRETE INSULATED PANEL (SANDWICH PANEL), COLOUR - PAINTED WHITE TO MATCH (IMP) PANEL
2. INSULATED METAL PANEL (KINGSPAN) KS MICRO-RIB, COLOUR - IMPERIAL WHITE
3. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - DARKENED GRAY, AB160
4. ALUMINUM COMPOSITE PANEL (ALUCOBOND), COLOUR - RUSTED METAL
5. CORRUGATED METAL CLADDING PANEL, HORIZONTAL ORIENTED - WF-7/8" (WESTFORM), COLOUR - LOW GLOSS BLACK
6. ALUMINUM METAL CLADDING PANEL, VERTICAL ORIENTED - AD300R (VICWEST), COLOUR - CAMBRIDGE WHITE
7. PREFINISHED PARAPET METAL FLASHING CAP, COLOUR - LOW GLOSS BLACK
8. PREFINISHED METAL OVERFLOW EMERGENCY SCUPPER, COLOUR TO MATCH - DARKENED GRAY
9. EXTERIOR GALVANIZED STEEL STAIR AND LANDING C/W GUARDHAND RAIL
10. PREFINISHED INSULATED OVERHEAD DOOR, COLOUR - WHITE
11. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
12. EXPOSED INSULATED CONCRETE FOUNDATION WALL, SACKRUBBED SMOOTH FINISH
13. DOCK SEAL AND SHELTER C/W DOCK BUMPERS ON EACH SIDE OF OVERHEAD DOOR, TYPICAL
14. LOADING DOCK LEVELER
15. STEEL BOLLARDS (150Ø) FILLED WITH CONCRETE, PAINT "SAFETY YELLOW", TYPICAL
16. DOUBLE GLAZED CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW C/W BLACK ANODIZED CAPS
17. DOUBLE GLAZED BLACK ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME
18. DOUBLE GLAZED SEALED UNIT CLEAR ANODIZED ALUMINUM WINDOW C/W BLACK ANODIZED CAPS
19. SINGLE GLAZED (TEMPERED) BACK PAINTED GLASS, ALUMINUM INSULATED SPANDREL PANEL C/W BLACK ANODIZED CAPS
20. CONCRETE FACED INSULATION BASE, FACE TO BE PAINTED, COLOUR TO MATCH WINDOW FRAME AND CAPS, TYPICAL
21. EXTERIOR INSULATED HOLLOW METAL DOOR, PAINTED DARKENED GRAY
22. EXPOSED CONCRETE RETAINING WALL, SACKRUBBED SMOOTH FINISH
23. EXTERIOR GALVANIZED STEEL GUARDRAIL

NOTE:

FOR EXTERIOR LIGHT FIXTURES LOCATION AND SPECIFICATIONS, REFER TO ELECTRICAL DRAWINGS & SCHEDULES.

ALL EXTERIOR FUTURE BUILDING SIGNAGE BY TENANTS - N.I.C.
FINAL SIGNAGE DESIGN TO BE CONFIRMED

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KEY PLAN

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/18/2025

SEAL

NOT FOR CONSTRUCTION

PROJECT

GLENMORE YARDS - PHASE 4

PROJECT ADDRESS

8950 33rd STREET S.E.
CALGARY, ALBERTA

TITLE

EXTERIOR ELEVATIONS, BUILDING 13

PROJECT NO.	SCALE	DRAWN	CHECKED
223-074	As indicated	NV	JLG

DRAWING NO.

DP3.106

REVISION NO.

1

Autodesk Docs://Glenmore Yards Business Park/AR_223-074_GYBP_P4-SITE_R25.rvt

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