

## SITE DATA

## LEGAL DESCRIPTION

Lot 1, Block 36, Plan 071 4377

## MUNICIPAL ADDRESS

8330 48th ST SE

## ZONING

INDUSTRIAL - GENERAL (I-G)

## APPLICABLE LAND USE BYLAW

LAND USE BYLAW1P2007

## TOTAL PARCEL AREA

±230332.80 sq. ft. / 21938.44 sq. m. / 2.19 ha

## SETBACK REQUIREMENT

|                    |       |
|--------------------|-------|
| FRONT YARD (SOUTH) | 4.0 m |
| FRONT YARD (WEST)  | 4.0 m |
| SIDE YARD (NORTH)  | 6.0 m |
| REAR YARD (EAST)   | 1.2 m |

## SITE SURVEY INFORMATION FROM:

SITE SURVEY TOPO PROVIDED BY TERRAMATIC TECHNOLOGIES DATED MARCH 25, 2025.

ALL SURVEY INFORMATION IS ASSUMED ACCURATE & DENIZEN ARCHITECTURE LTD. DOES NOT TAKE RESPONSIBILITY FOR SUCH INFORMATION OR ANY DISCREPANCIES THEREIN.

## BUILDING DATA

## BUILDING USE

OFFICE / WAREHOUSE BUILDING

## BUILDING FOOTPRINT

±15,374.1 sq. ft. / ±1,428.3 sq. m.

## GROSS BUILDING AREA

|                       | IMPERIAL<br>sq. ft. | METRIC<br>sq. m. |
|-----------------------|---------------------|------------------|
| MAIN FLOOR            | 15,374.1            | 1,428.3          |
| 2ND FLOOR / MEZZANINE | 3,017.1             | 280.3            |
| STORAGE PLATFORM      | 616.7               | 57.3             |
| TOTAL                 | 19,007.9            | 1,765.9          |

## MAXIMUM BUILDING HEIGHT

|          |                  |
|----------|------------------|
| ALLOWED  | N/A              |
| PROPOSED | 10.29 m (33'-8") |

## LOT COVERAGE

±12% (±2,798.80 sq. m. of 21,938.44 sq. m.)

## PARKING ANALYSIS

## OFFICE

|                                        |          |
|----------------------------------------|----------|
| 1 per 100.0 sq.m. (1076.39 sq.ft.) GFA | 3 Stalls |
| ±248.28 sq. m. / 100 x 1               |          |

## INDUSTRIAL (MEDIUM)

|                                        |           |
|----------------------------------------|-----------|
| 1 per 100.0 sq.m. (1076.39 sq.ft.) GFA | 10 Stalls |
| ±1,015.25 sq.m / 100 x 1               |           |

## TOTAL REQUIRED

13 Stalls

## BARRIER-FREE PARKING REQUIREMENTS (TABLE 3.8.2.5.)

| NO. OF STALLS REQUIRED | NO. OF B.F. STALLS REQUIRED       | NO. OF B.F. STALLS PROVIDED |
|------------------------|-----------------------------------|-----------------------------|
| 11 to 25               | 2                                 | 2                           |
| TOTAL PROVIDED         | 17 Stalls<br>(INCL. 2 B/F Stalls) |                             |

## PARKING STALL DIMENSIONS

| ANGLE OF STALL | STALL DIMENSIONS | MIN AISLE WIDTH  |
|----------------|------------------|------------------|
| 90°            | 3.0m W x 6.0m D  | 7.0 m (22.97 ft) |

## FIRE HYDRANT WATER SUPPLY CALCULATION

NOTES:  
Water Supply For Fire Fighting Purposes In Accordance With Article 3.2.5.7. & Local Authority Having Jurisdiction & Fire Department Requirements Prior To Occupancy.

$$Q = V \times O \times S$$
$$V = 13,320.2 \text{ m}^3$$
$$O = 34$$
$$S = 1.0$$

Minimum Water Supply,  
 $Q = 13,320.2 \text{ m}^3 \times 34 \times 1.0$   
 $Q = 452,886.8 \text{ L}$   
WATER SUPPLY RATE REQUIRED = 3800 L/min (63.3 L/s)

ADDED NOTE REGARDING  
SIDEWALK EXTENSION CONFLICT  
WITH ENMAX UTILITY POLE AND  
GUY ANCHOR.

## SIDEWALK EXTENSION NOTE:

- GROUND DISTURBANCES RESULTING FROM THE CONSTRUCTION OF THE PROPOSED SIDEWALK EXTENSION MUST ADHERE TO THE FULLEST EXTENT OF THE GROUND DISTURBANCE PROCESS AS STATED IN THE ENMAX GROUND DISTURBANCE GUIDELINES.
- CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING SAFE WORK PRACTICES AS STATED IN THE ENMAX GROUND DISTURBANCE GUIDELINES.
- AN ENMAX PERMISSION LETTER IS TO BE OBTAINED UPON CONSTRUCTION BEFORE PERFORMING GROUND DISTURBANCES NEAR THE UTILITY POLE AND GUY ANCHOR.

## IRRIGATION NOTE:

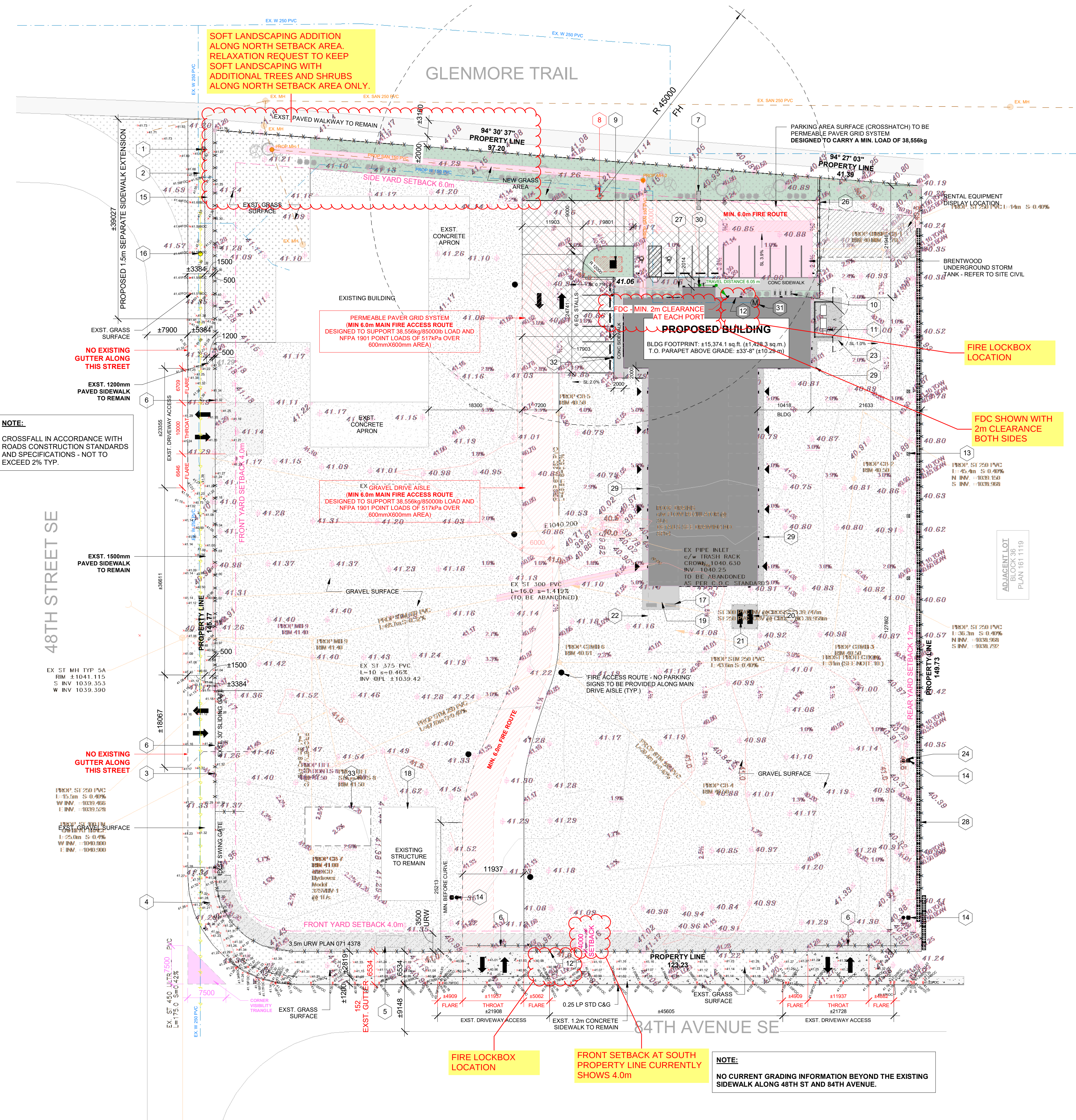
\*AUTOMATED LOW WATER IRRIGATION SYSTEM PROVIDED IN ALL SOFT LANDSCAPE AREAS FOR TREES AND SHRUBS ONLY.

## NOTE:

SITE CIVIL TO ALLOW FOR CUT/FILL PLAN.

## SITE PLAN KEY NOTES

- EXST. FIRE HYDRANT
- EXST. OVERHEAD POWER LINES
- EXST. PERIMETER CHAINLINK FENCE
- EXST. PAVED WALKWAY TO REMAIN
- EXST. SEA CAN
- EXST. GATE
- EXST. PYLON SIGN TO BE REMOVED
- PROP. FIRE HYDRANT
- PROP. PAD MOUNTED TRANSFORMER
- U-SHAPED BICYCLE RACKS
- PROP. GARBAGE ENCLOSURE
- FD LOCKBOX
- PROP. BLOCK HEATER RECEPTACLES - POWER TO BE DISTRIBUTED
- PROP. LAMP POST - POWER TO BE DISTRIBUTED
- PROP. ASPHALT WALKWAY EXTENSION TIE TO EXST. NORTH WALKWAY - REFER TO SIDEWALK EXTENSION NOTE
- PROP. 13.7m ELECTRICAL POLE BY ENMAX
- PROP. OUTDOOR BENCH
- POWER TO BE DISTRIBUTED TO EXST. QUONSET
- PROP. OUTDOOR BENCH
- 3000L-4000L USED OIL TANK ON CONC PAD
- 5000L FRESH FUEL TANK ON CONC PAD
- FUTURE EXPANSION LINE
- PROP. 6.0x12.0 CONCRETE PAD
- ADDITIONAL CONDUIT PROVISIONS FOR FUTURE LIGHT ADDITION
- reserved
- PROP. CHAIN LINK FENCE
- BLDG CANOPY LINE
- PROP. LEGO BLOCK RETAINING WALL
- PROP. 1.2m CONCRETE APRON
- PRINCIPAL ENTRANCE / MAIN FIRE FIGHTING ACCESS
- PROP. WATER METER
- 127x127 PEDESTAL BLOCK HEATER
- EXST. BUILDING TO BE DEMOLISHED



NOTE:  
CROSSFALL IN ACCORDANCE WITH  
ROADS CONSTRUCTION STANDARDS  
AND SPECIFICATIONS - NOT TO  
EXCEED 2% TYP.

## NOTE:

NO CURRENT GRADING INFORMATION BEYOND THE EXISTING  
SIDEWALK ALONG 48TH ST AND 84TH AVENUE.

1 SITE PLAN  
DP1 SCALE: 1:400

## CLIENT

AZIMUTH BUILDERS LTD.



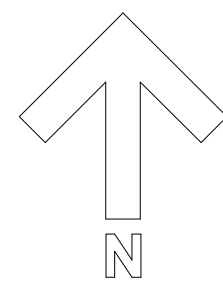
## PROJECT

JR CONSTRUCTION

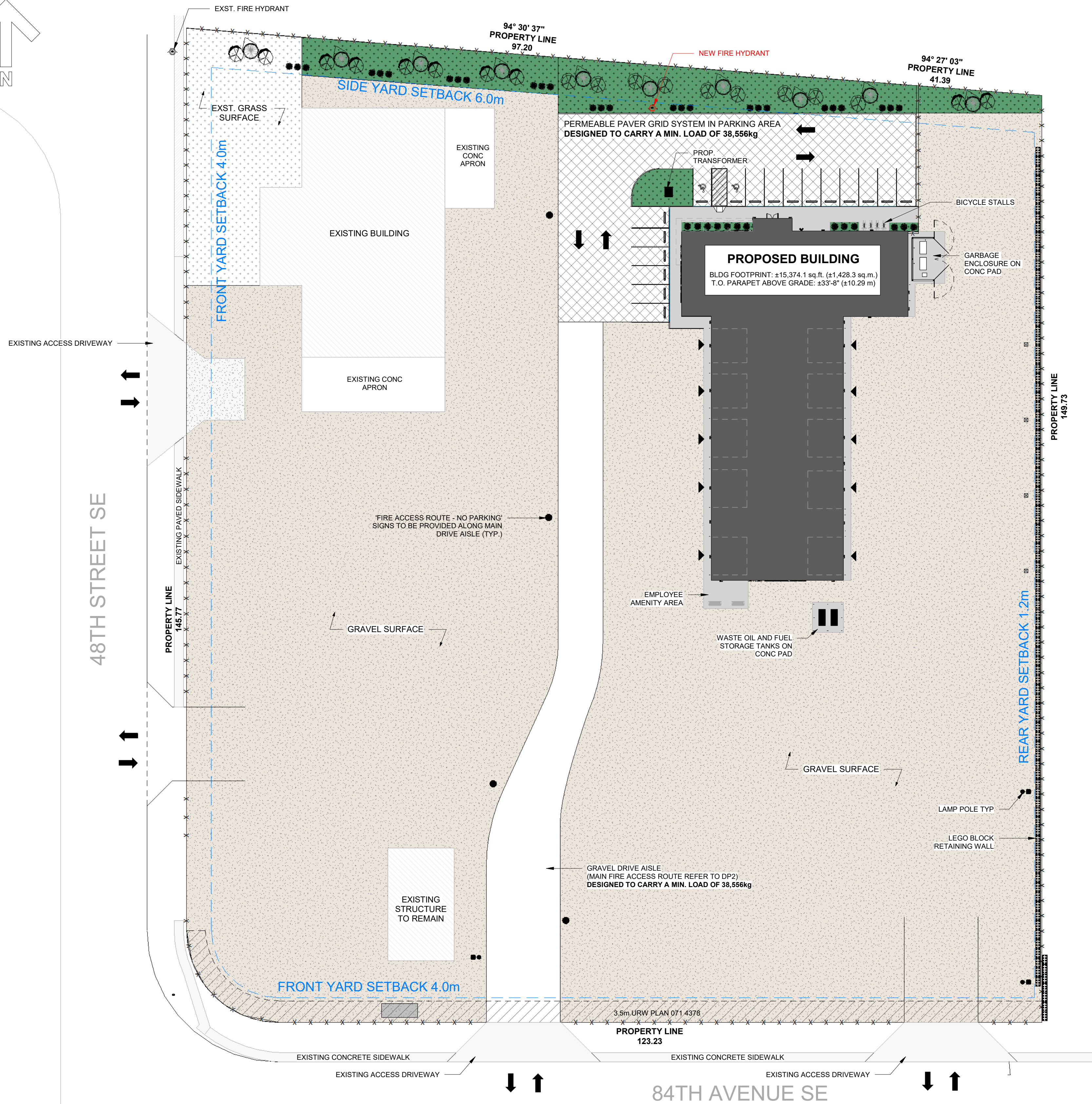
## PROJECT ADDRESS/ LEGAL DESCRIPTION

8330 48th ST SE  
CALGARY, AB

LOT 1  
BLOCK 36  
PLAN 071 4377



GLENMORE TRAIL



| LANDSCAPING ANALYSIS         |                                                                                                                                                                                                                                                               |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LANDSCAPING IN SETBACK AREAS | Where a setback area shares a property line with a street, expressway or major street, the setback area must:<br>a) be a soft surfaced landscaped area; and<br>b) provide a minimum of 1.0 trees and 2.0 shrubs:<br>(i) for every 35.0 square metres.         |
| DECIDUOUS TREES              | Deciduous trees must have a minimum caliper of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum caliper of 75 millimetres at the time of planting.                                                               |
| CONIFEROUS TREES             | A minimum of 25.0 per cent of all trees required must be coniferous. Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting. |
| SHRUBS                       | Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.                                                                                                                                                                              |

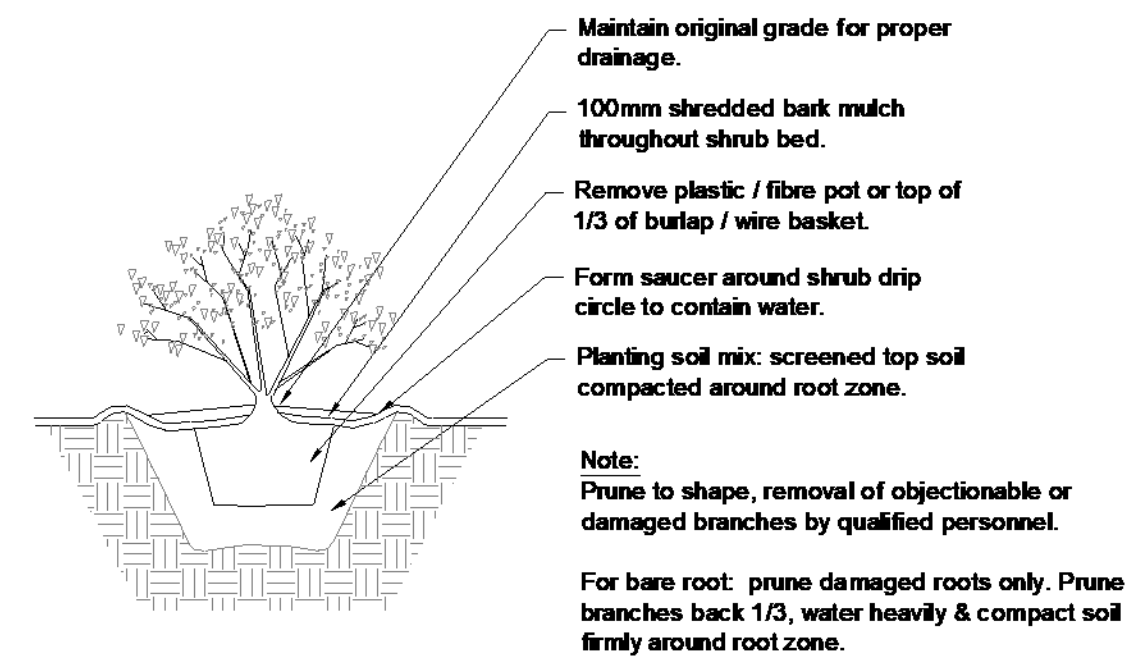
| LANDSCAPING SCHEDULE & MATERIAL                                      |        |                                                                                                                                                                                                                                                  |     |
|----------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| CONIFEROUS TREES                                                     |        |                                                                                                                                                                                                                                                  |     |
| CODE                                                                 | SYMBOL | SPECIES                                                                                                                                                                                                                                          | QTY |
| C1                                                                   |        | Bakeri Blue Spruce<br>"Picea Pungens 'Bakeri'<br>13ft mature height, 10ft mature spread<br>min. 2.0m (6.56ft.) in height when planted.                                                                                                           | 10  |
| No. Coniferous Trees Provided                                        |        |                                                                                                                                                                                                                                                  | 10  |
| DECIDUOUS TREES                                                      |        |                                                                                                                                                                                                                                                  |     |
| D1                                                                   |        | Toba Hawthorn<br>Crataegus Modernenses 'Toba'<br>10ft ~ 20ft mature height,<br>10ft ~ 20ft mature spread<br>Minimum caliper at the time of<br>planting 63mm (2.48 inch) caliper<br>measured 450mm (17.72 inches)<br>from above the ground level. | 19  |
| No. Deciduous Trees Provided                                         |        |                                                                                                                                                                                                                                                  | 19  |
| CONIFEROUS SHRUBS                                                    |        |                                                                                                                                                                                                                                                  |     |
| c1                                                                   |        | Blue Rug Juniper<br>Juniperus Horizontalis 'Wintoni'<br>Danube'<br>2ft mature height, 5ft - 10ft<br>mature spread.                                                                                                                               | 27  |
| No. Coniferous Shrubs Provided                                       |        |                                                                                                                                                                                                                                                  | 27  |
| *Relaxation for required number of trees and shrubs to be confirmed. |        |                                                                                                                                                                                                                                                  |     |

| SURFACE LEGEND |                                             |
|----------------|---------------------------------------------|
|                | PERMEABLE PAVER GRID SYSTEM<br>±1147 sq.m.  |
|                | NEW GRASS SURFACE (U.N.O.)<br>±802.86 sq.m. |
|                | GRAVEL SURFACE                              |
|                | CAST-IN-PLACE CONCRETE SURFACE (NEW U.N.O.) |

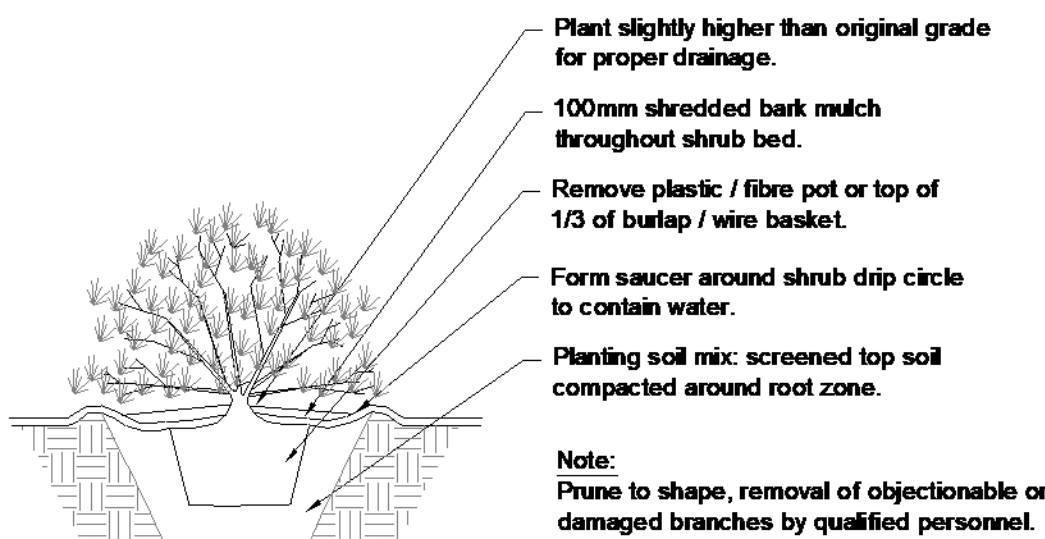
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1 LANDSCAPING PLAN  
DP3 SCALE: 1 : 400

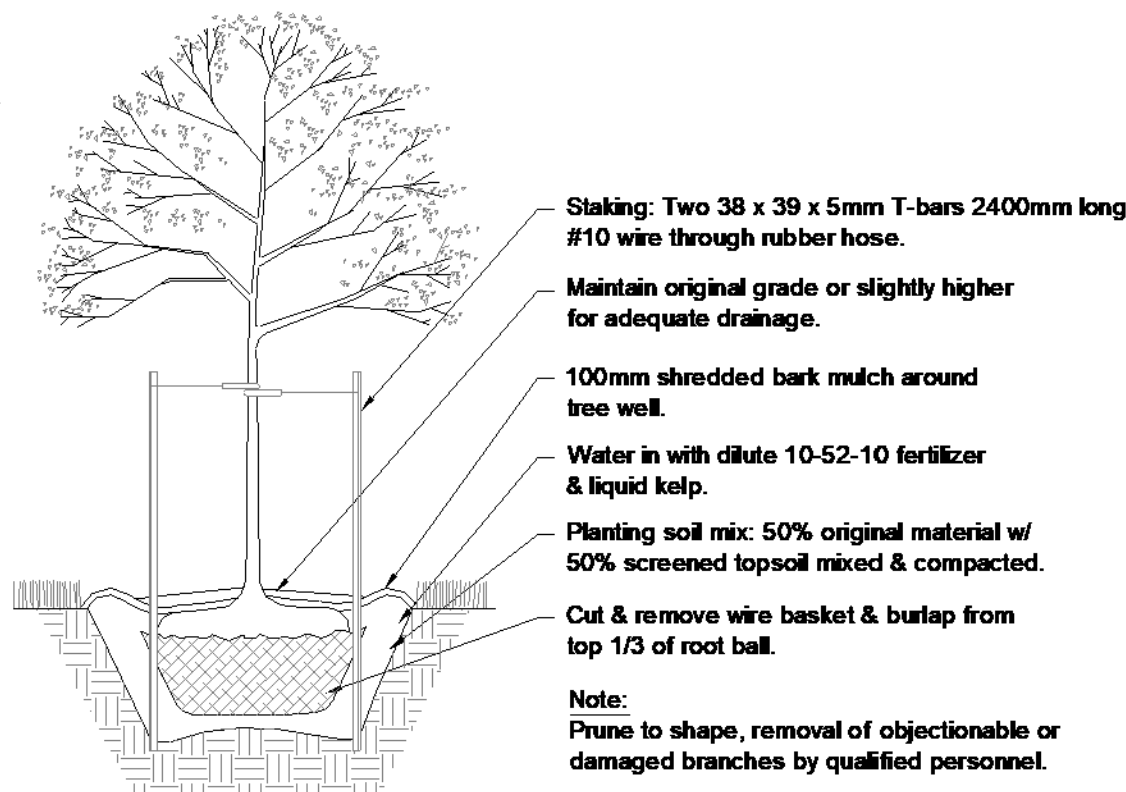
2 PLANTING DETAILS  
DP3 SCALE: 1 : 1



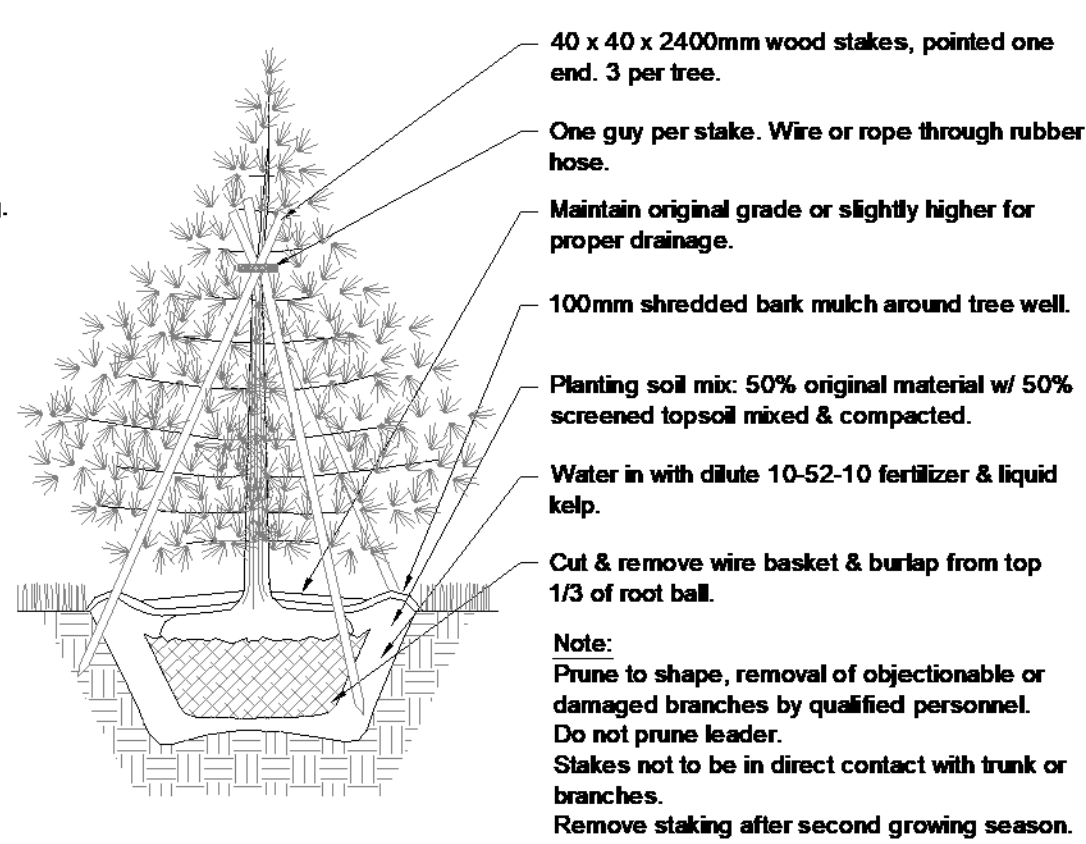
DECIDUOUS SHRUB



CONIFEROUS SHRUB



DECIDUOUS TREE



CONIFEROUS TREE

| REV | DATE       | DESCRIPTION        | DR | RV |
|-----|------------|--------------------|----|----|
| 1   | 2025-09-11 | ISSUED FOR DP      | VV | JL |
| 2   | 2025-12-01 | RE-ISSUED FOR DP   | VV | JL |
| 3   | 2026-03-05 | AS PER DP COMMENTS | VV | JL |
| 4   | 2026-03-10 | AS PER DP COMMENTS | VV | JL |
| 6   | 2026-04-08 | AS PER DP COMMENTS | VV | JL |
| 7   | 2026-06-18 | AS PER DP COMMENTS | VV | JL |
|     |            |                    |    |    |
|     |            |                    |    |    |
|     |            |                    |    |    |
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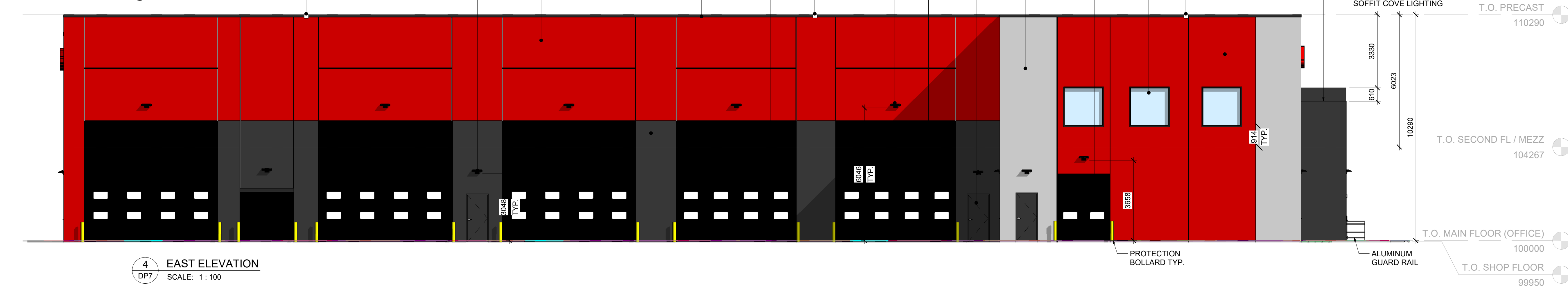
CLIENT  
AZIMUTH BUILDERS LTD.

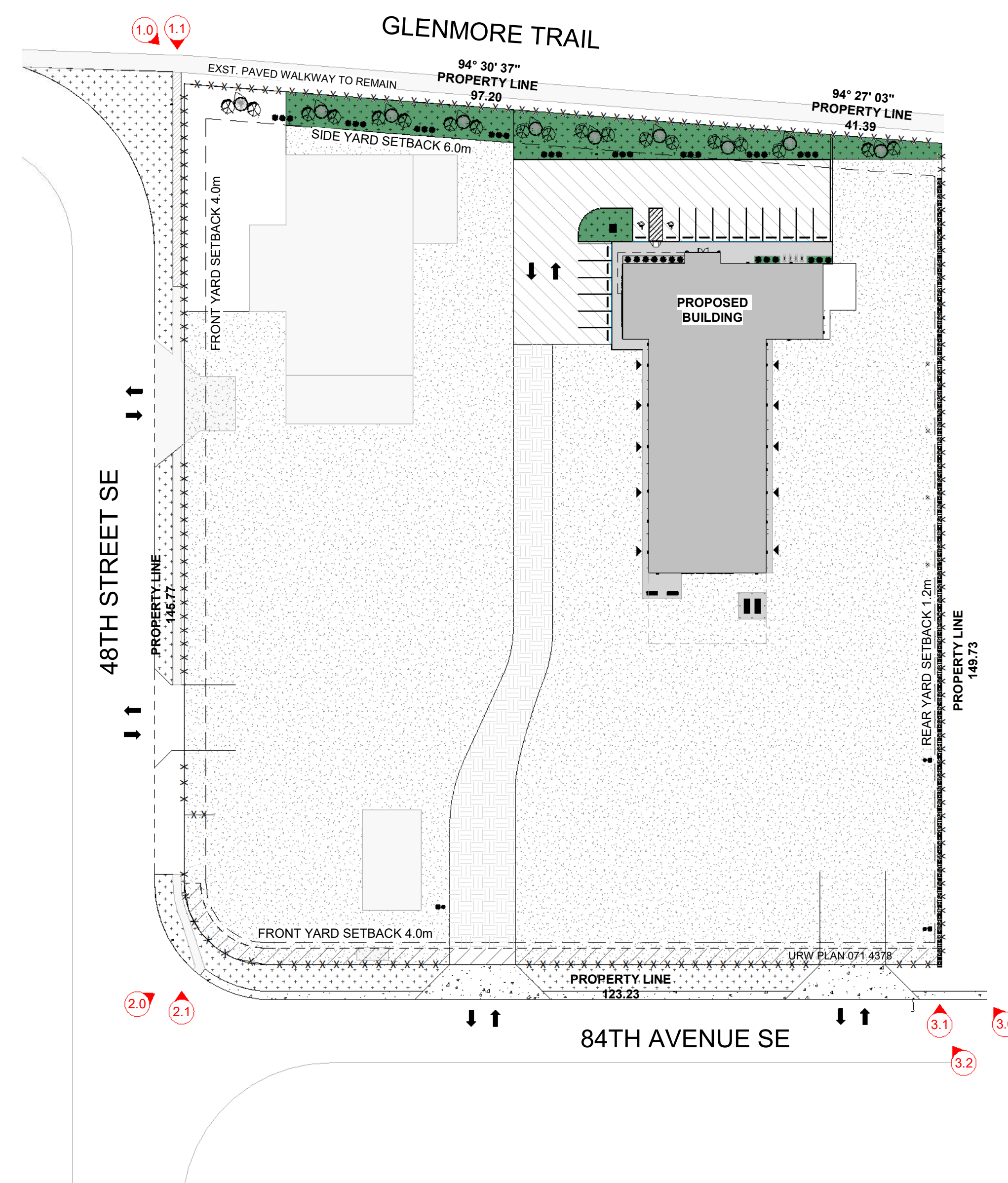


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JR CONSTRUCTION

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