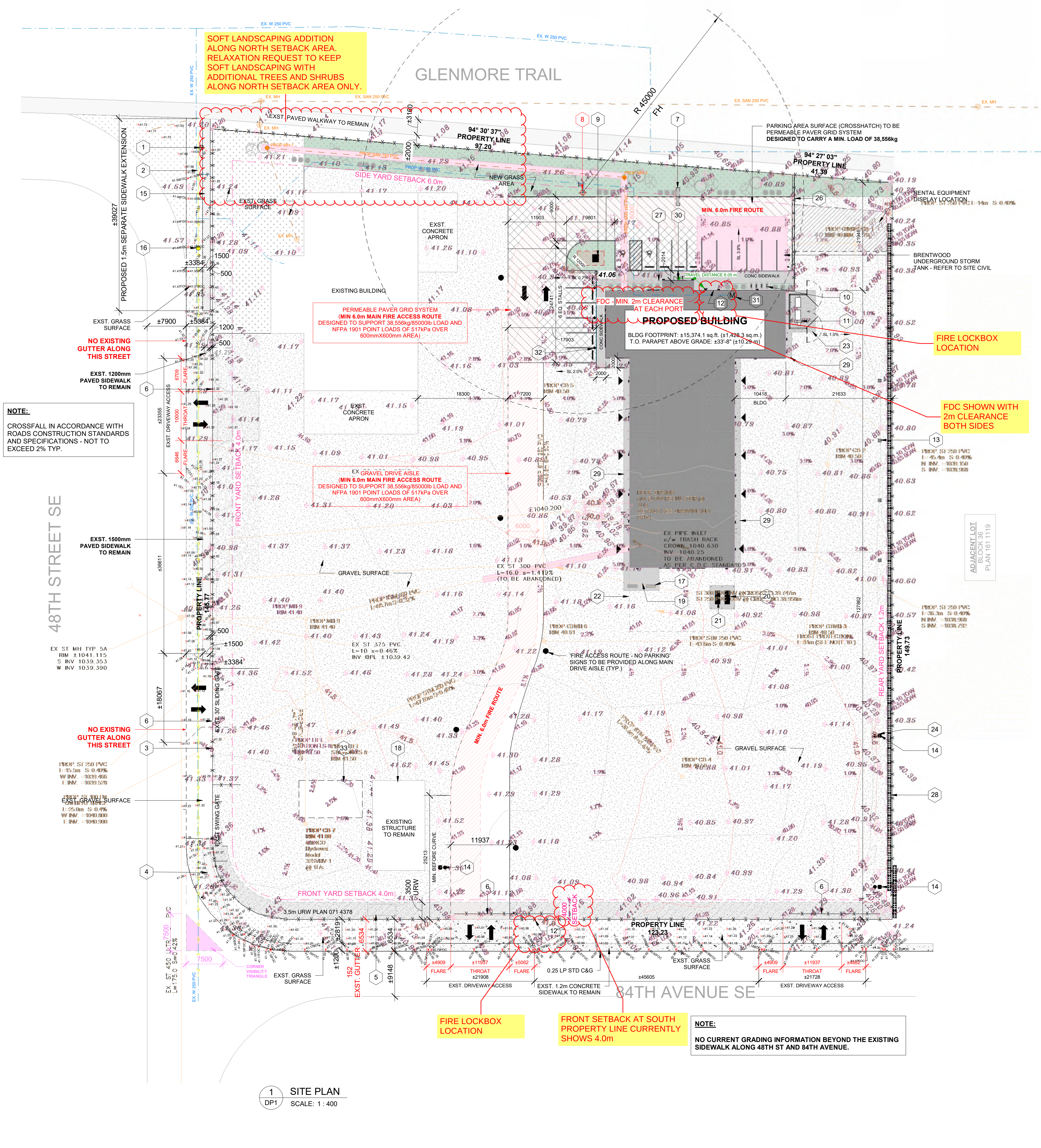




ADDED NOTE REGARDING SIDEWALK EXTENSION CONFLICT WITH ENMAX UTILITY POLE AND GUY ANCHOR.

- 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	
1	EXST. FIRE HYDRANT
2	EXST. OVERHEAD POWER LINES
3	EXST. PERIMETER CHAINLINK FENCE
4	EXST. PAVED WALKWAY TO REMAIN
5	EXST. SEA CAN
6	EXST. GATE
7	EXST. PYLON SIGN TO BE REMOVED
8	PROP. FIRE HYDRANT
9	PROP. PAD MOUNTED TRANSFORMER
10	U-SHAPED BICYCLE RACKS
11	PROP. GARBAGE ENCLOSURE
12	FD LOCKBOX
13	PROP. BLOCK HEATER RECEPTACLES - POWER TO BE DISTRIBUTED
14	PROP. LAMP POST - POWER TO BE DISTRIBUTED
15	PROP. ASPHALT WALKWAY EXTENSION TIE TO EXST. NORTH WALKWAY - REFER TO SIDEWALK EXTENSION NOTE
16	PROP. 13.7m ELECTRICAL POLE BY ENMAX
17	PROP. OUTDOOR BENCH
18	POWER TO BE DISTRIBUTED TO EXST. QUONSET
19	PROP. OUTDOOR BENCH
20	3000L-4000L USED OIL TANK ON CONC PAD
21	5000L FRESH FUEL TANK ON CONC PAD
22	FUTURE EXPANSION LINE
23	PROP. 6.0x12.0 CONCRETE PAD
24	ADDITIONAL CONDUIT PROVISIONS FOR FUTURE LIGHT ADDITION
25	reserved
26	PROP. CHAIN LINK FENCE
27	BLDG CANOPY LINE
28	PROP. LEGO BLOCK RETAINING WALL
29	PROP. 1.2m CONCRETE APRON
30	PRINCIPAL ENTRANCE / MAIN FIRE FIGHTING ACCESS
31	PROP. WATER METER
32	127x127 PEDESTAL BLOCK HEATER
33	EXST. BUILDING TO BE DEMOLISHED

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 BYLAW 1P2007	
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 sq. ft.	METRIC 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 (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)	

denizen

5104 - 7005 FAIRMOUNT DR. SE, CALGARY, AB T2H 0K4
T: 587.390.4008
denizengroup.ca

JENNIFER LAU
REGISTERED
ARCHITECT
ALBERTA

2026-06-19
RA 3003

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

CLIENT

AZIMUTH BUILDERS LTD.

PROJECT

JR CONSTRUCTION

PROJECT ADDRESS/ LEGAL DESCRIPTION

8330 48th ST SE
CALGARY, AB

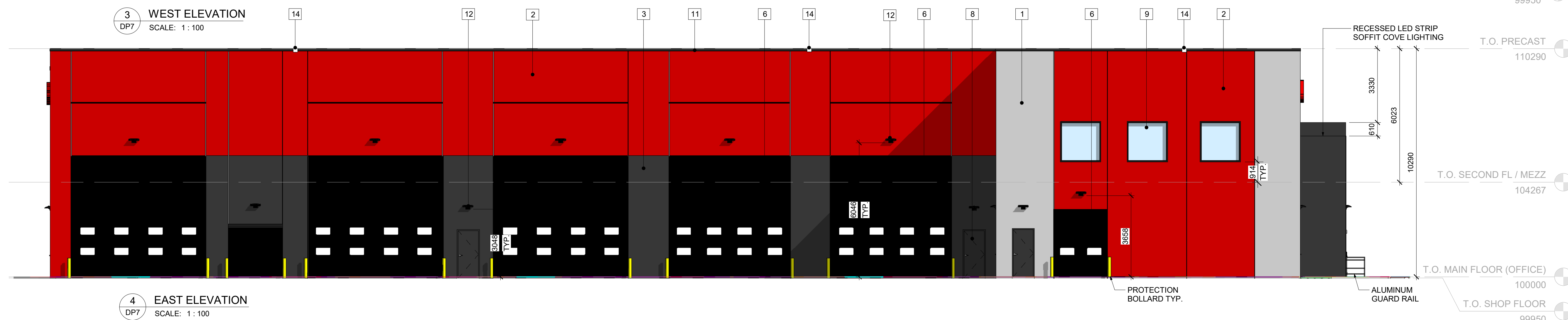
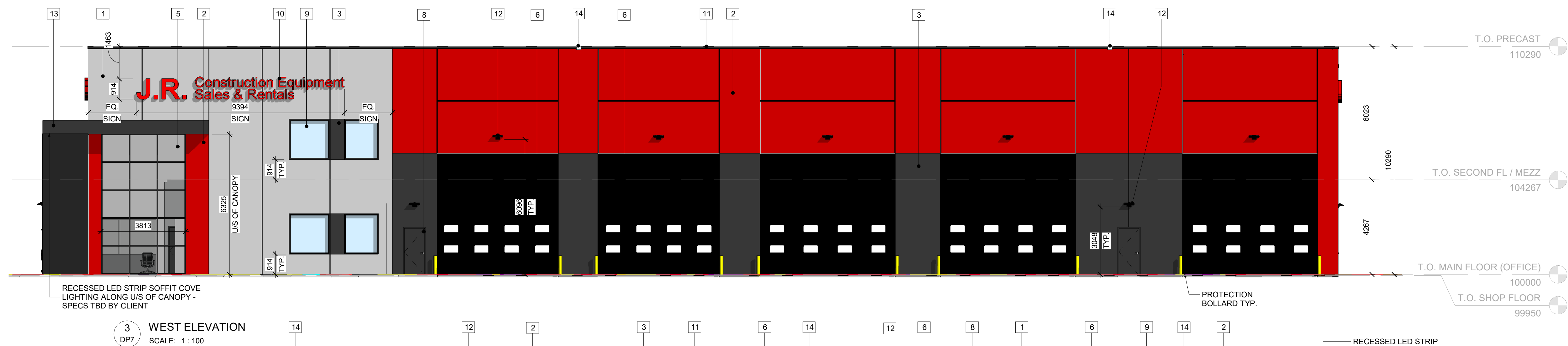
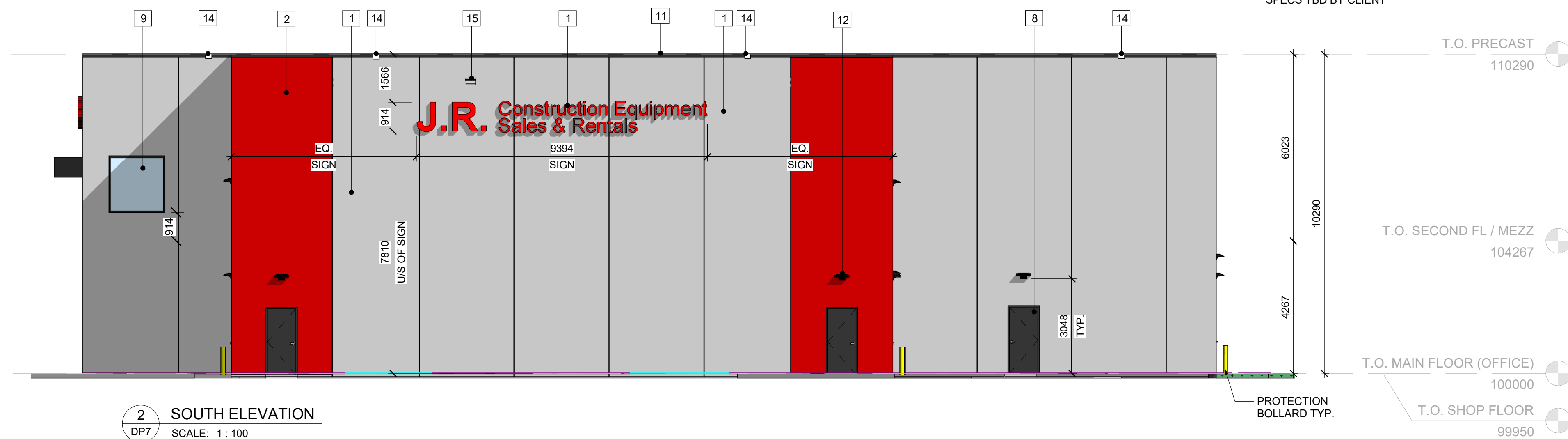
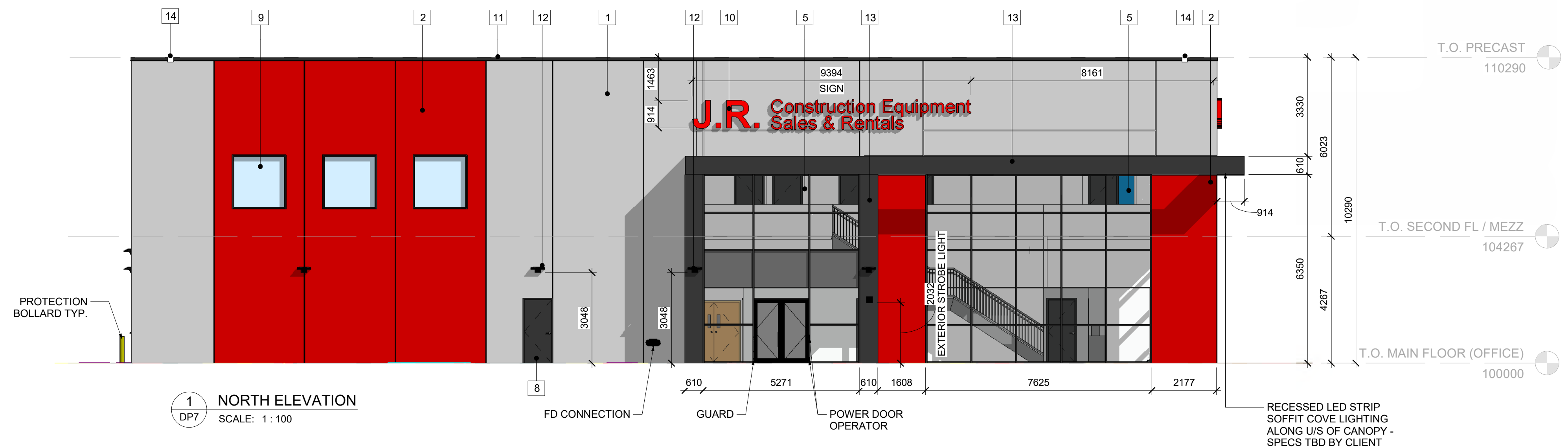
LOT 1
BLOCK 36
PLAN 071 4377

SITE PLAN

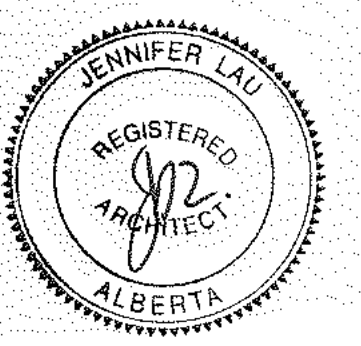
SHEET

DP1

AS NOTED - PROJECT #
DZ-1019 - PROJECT #



EXTERIOR ELEVATION LEGEND	
1	PRECAST PANEL PAINT FINISH COLOUR: LIGHT GREY (SPEC TBC BY OWNER)
2	PRECAST PANEL PAINT FINISH COLOUR: RED (TBD)
3	PRECAST PANEL PAINT FINISH COLOUR: BLACK (TBD)
4	METAL CLADDING COLOUR: GREY TO MATCH BLDG FINAL PROFILE TBD
5	ANODIZED ALUMINUM CURTAIN WALL COLOUR: BLACK (TBD)
6	INSULATED METAL EXTERIOR OVERHEAD DOOR (PER DOOR SCHEDULE) COLOUR: BLACK(TBD)
7	ANODIZED ALUMINUM STOREFRONT DOOR (PER DOOR SCHEDULE) COLOUR: BLACK (TBD)
8	INSULATED METAL DOOR (PER DOOR SCHEDULE) COLOUR: BLACK (TBD)
9	ANODIZED ALUMINUM WINDOW (PER WINDOW SCHEDULE) COLOUR: BLACK (TBD)
10	ILLUMINATED CHANNEL LETTER SIGN COLOUR: RED (TBD)
11	PARAPET CAP FLASHING COLOUR: BLACK (TBD)
12	WALL-MOUNTED LIGHTING FIXTURE REFER TO ELECTRICAL
13	ALUMINUM COMPOSITE PANELS COLOUR: BLACK (TBD)
14	152mm X 200mm SCUPPER NOTCH
15	WALL-MOUNTED FLOODLIGHT REFER TO ELECTRICAL

[illegible]