

CONSTRUCTION OF THE SIDEWALK
EXTENSION WILL BE CONSTRUCTED AT THE
FULL EXPENSE OF THE DEVELOPER / OWNER

REVISED TO SHOW 48ST:

- Elevations at BOW and FOW
- Updated to show different widths of proposed 1.5m sidewalk and existing 1.2m sidewalk.

GLENMORE TRAIL

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

REVISED TO SHOW 84TH AVE:
- Elevations at BOW, FOW, AND TOC
- Updated existing concrete sidewalk to 1.2m **AS PER CITY RECORDS AND SITE MEASUREMENT FROM TOC TO BOW.**

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

**THIS WAS AS
MEASURED ON SITE.**

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

SITE CIVIL TO ALLOW FOR CUT/FILL PLAN.

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
16	PROP. 13.7m ELECTRICAL POLE BY ENWAY
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	MAIN FIRE FIGHTING ACCESS
31	PROP. WATER METER
32	127x127 PEDESTAL BLOCK HEATER
33	EXST. BUILDING TO BE DEMOLISHED

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 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.)		

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 PROVIDED	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)

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.

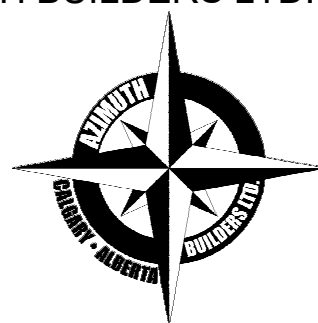
$Q = V \times O \times S$
 $V = 13,320.2 \text{ m}^3$
 $O = 34$
 $S = 1.0$

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)

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

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AZIMUTH BUILDERS LTD.



JR CONSTRUCTION

8330 48th ST SE
CALGARY, AB

LOT 1
BLOCK 36
PLAN 071 4377

SITE PLAN

SHEET

DP1

AS NOTED : SCALE
DZ-1019 : PROJECT :

REV	DATE	DESCRIPTION	DR	R/V
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

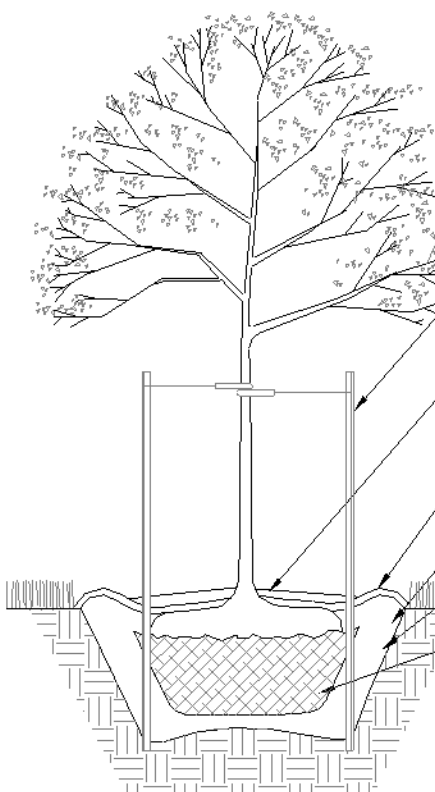
LANDSCAPING IN SETBACK AREAS	Where a setback area shares a property line with a street, expressway or major street, the setback area must: a) be a soft surfaced landscaped area; and b) provide a minimum of 1.0 trees and 2.0 shrubs: (i) for every 35.0 square metres.
DECIDUOUS TREES	Deciduous trees must have a minimum calliper of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper 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.

CONIFEROUS TREES				
CODE	SYMBOL		SPECIES	QTY
C1			Bakeri Blue Spruce "Picea pungens 'Baker'" 13ft mature height, 10ft mature spread min. 2.0m (6.56ft.) in height when planted.	5
No. Coniferous Trees Provided				5
DECIDUOUS TREES				
D1			Toba Hawthorn Crataegus Modernenses 'Toba' 10ft ~ 20ft mature height, 10ft ~ 20ft mature spread Minimum caliper at the time of planting 63mm (2.48 inch) caliper measured 450mm (17.72 inches) from above the ground level.	9
No. Deciduous Trees Provided				9
CONIFEROUS SHRUBS				
c1			Blue Rug Juniper Juniperus Horizontalis 'Wintoni' Danube" 2ft mature height, 5ft - 10ft mature spread.	31
No. Coniferous Shrubs Provided				31
*Relaxation for required number of trees and shrubs to be confirmed.				

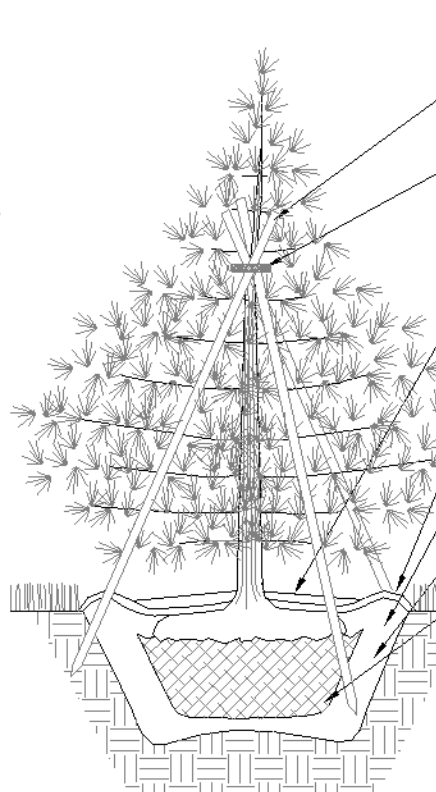
	PERMEABLE PAVER GRID SYSTEM ±1147 sq.m.
	NEW GRASS SURFACE (U.N.O.) ±475 sq.m.
	GRAVEL SURFACE
	CAST-IN-PLACE CONCRETE SURFACE (NEW U.N.O.)

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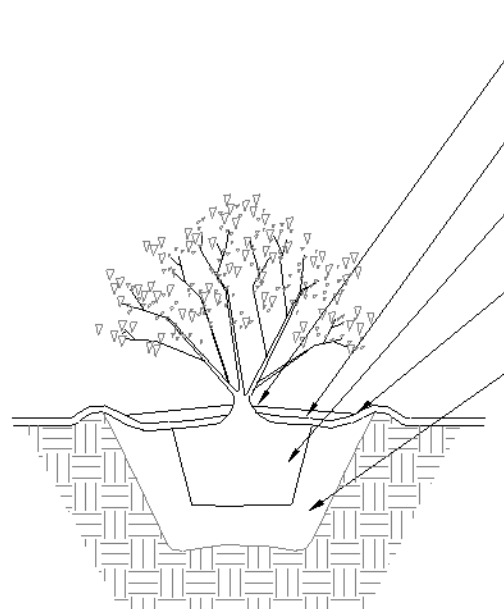
DP3 SCALE: 1 : 400



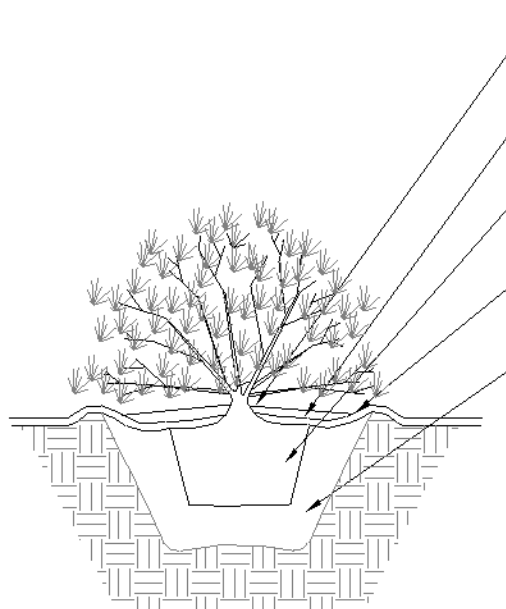
DECIDUOUS TREE



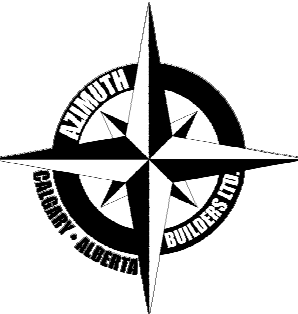
CONIFEROUS TREE

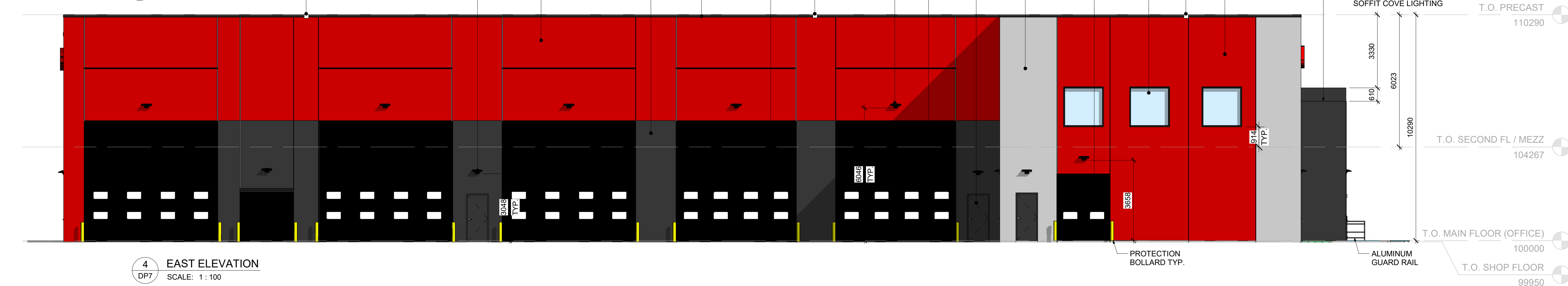


DECIDUOUS SHRUB



CONIFEROUS SHRUB



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1.0 NORTHWEST CORNER OF PARCEL



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2.0 SOUTHWEST CORNER OF PARCEL



2.1 SOUTHWEST CORNER OF PARCEL



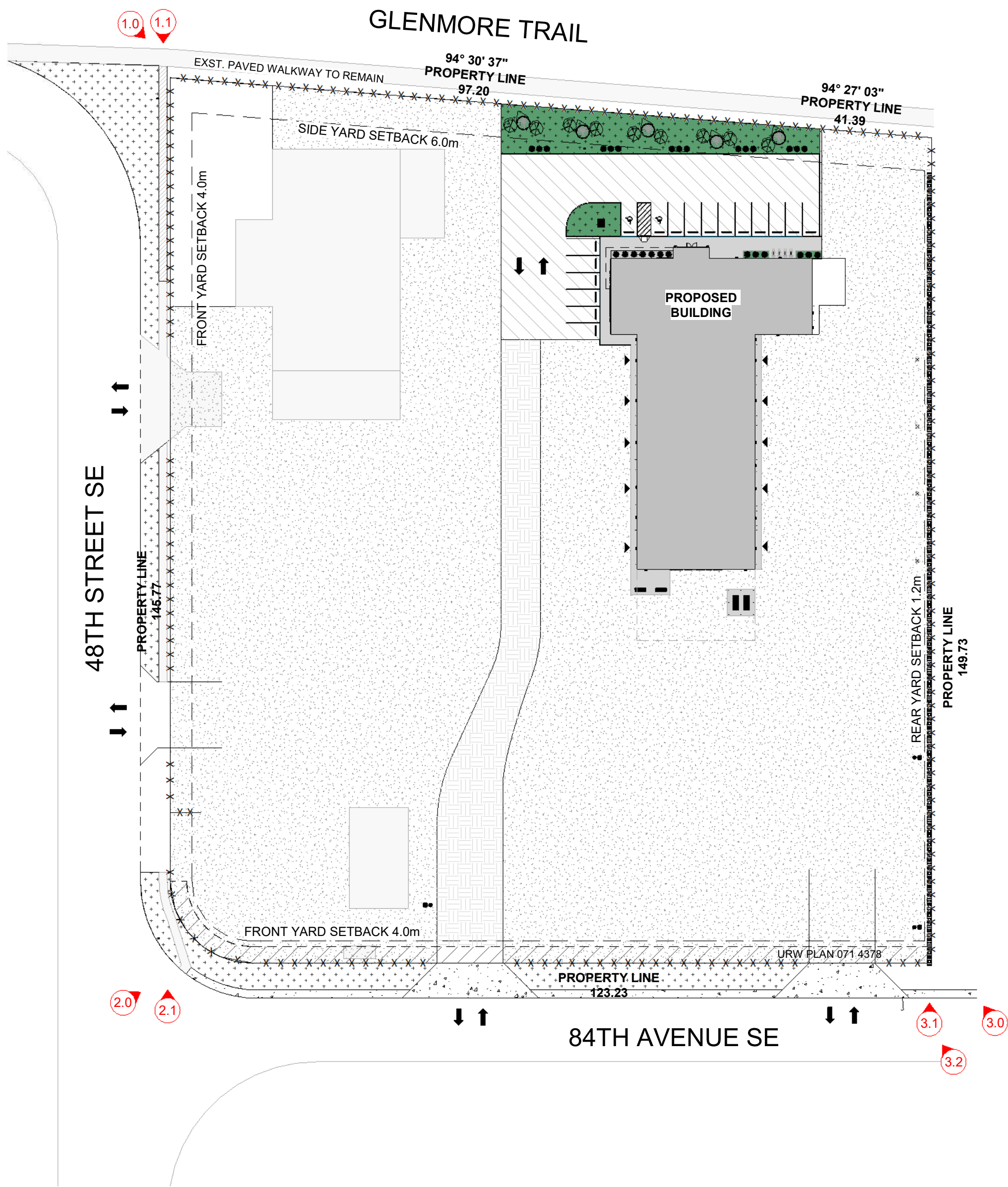
3.0 SOUTHEAST CORNER OF PARCEL



3.1 SOUTHEAST CORNER OF PARCEL



3.2 SOUTHEAST CORNER OF PARCEL



1 SITE KEY PLAN
SCALE: 1 : 680

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
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