

OXFORD AIRPORT BUSINESS PARK SOUTH SITE - INDUSTRIAL



PROJECT NO.: 6113

ISSUED FOR: DEVELOPMENT PERMIT - DR RESPONSE #01

PRELIMINARY - NOT FOR CONSTRUCTION

04/02/26

DRAWING LIST

ARCHITECTURAL

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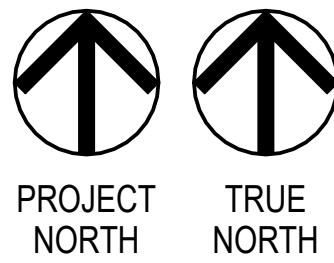
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LANDSCAPE

DP-LA01 LANDSCAPE LAYOUT PLAN
DP-LA02 LANDSCAPE PLANTING PLAN



GEC Architecture | Partnership

Project Team:

Prime Consultant

GEC ARCHITECTURE

Electrical Consultant

HIDI

Civil Consultant

SEDULOUS ENGINEERING INC.

Landscape Consultant

NAK DESIGN STRATEGIES

Client

OXFORD PROPERTIES GROUP



Seal & Permit

PRELIMINARY -
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2	DR RESPONSE #01	2026-04-02
1	DEVELOPMENT PERMIT	2025-09-26
NO.	ISSUED FOR	DATE

Drawing History	Checked By
Scale	Checker
1 : 2000	

Project

OXFORD AIRPORT BUSINESS PARK
BUILDING A

Project Address

Drawing Title

ZONING MAP, BYLAW REVIEW AND
SITE PHOTOGRAPHS

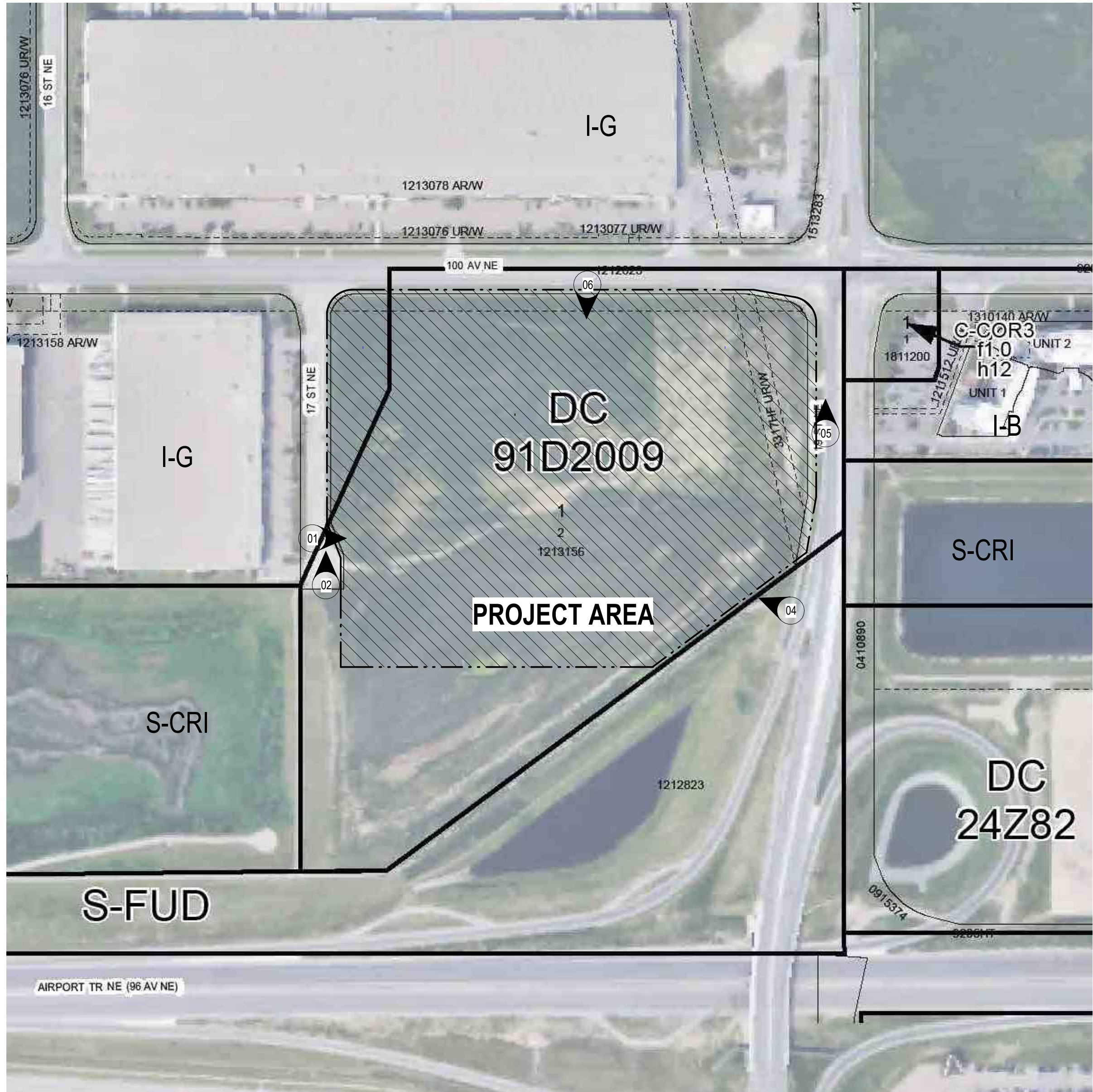
Project Number

6113

Drawing Number

DP-01

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1 ZONING MAP
DP-01 Scale: NTS

PROJECT PROPOSAL

INDUSTRIAL SITE CONSISTS OF TWO (2) NEW LIGHT INDUSTRIAL BUILDINGS. THESE BUILDINGS ARE DESIGNED TO ACCOMMODATE A VARIETY OF USES AND UNIT SIZES, OFFERING FLEXIBILITY FOR A RANGE OF TENANTS.

POSITIONED AT THE ENTRANCE OF THE OXFORD AIRPORT BUSINESS PARK (OABP), THE SITE BENEFITS FROM HIGH VISIBILITY FROM MAJOR ROADWAYS INCLUDING AIRPORT TRAIL, 19 STREET NE, AND 100 AVENUE NE. AS SUCH, IT IS INTENDED TO SERVE AS A DISTINCTIVE AND PROMINENT FEATURE OF THE OABP.

TO ELEVATE THE ARCHITECTURAL PRESENCE BEYOND THAT OF A TYPICAL WAREHOUSE, THE DESIGN INCORPORATES FEATURE GLAZING AND UNIQUE ARCHITECTURAL ELEMENTS AT THE PRIMARY ENTRANCES, CREATING A VISUALLY STRIKING AND MEMORABLE IDENTITY FOR THE SITE.

ZONING: DIRECT CONTROL (91D2009)

MUNICIPAL ADDRESS: 1901 100 AVE NE

LEGAL DESCRIPTION: BLOCK 1, LOT 2, PLAN 1213156

USE: INDUSTRIAL – BUSINESS DISTRICT

• GENERAL INDUSTRIAL – LIGHT (WAREHOUSE) FOR LEASE

SITE AREA: 58,207 SQM

MAXIMUM PERMITTED F.A.R.: 0.60 AS PER 21D2009

PROPOSED GROSS FLOOR AREA:

• BUILDING A = 11,720 SQM

• BUILDING C = 12,245 SQM

• TOTAL GFA = 23,965 SQM

PROPOSED F.A.R.: 0.41

BUILDING HEIGHT: 12.0 M (MAX 40.0M PERMITTED)

EMPLOYEE AREA

• ALL DEVELOPMENTS MUST HAVE AN OUTDOOR AREA FOR USE OF

EMPLOYEES, THAT IS A MIN. OF 10.0 SQM.

• AMENITY AREA PROVIDED: 43 SQM

WASTE, FOOD/YARD WASTE AND RECYCLING

ALL WASTE (INCLUDING FOOD/YARD WASTE) AND RECYCLING BINS FOR EACH TENANT TO BE STORED INSIDE THEIR RESPECTIVE TENANCIES. FUTURE TENANTS ARE RESPONSIBLE FOR MOVING CONTAINERS TO COLLECTION AREAS, WITH COLLECTION OCCURRING TWICE PER WEEK. EXACT LOCATION OF WASTE AND RECYCLING BINS WITHIN EACH TENANCY TO BE DETERMINED BY TENANT AT TIME OF 'CHANGE OF USE' PERMIT APPLICATION.

PARKING & LOADING

MOTOR VEHICLE PARKING REQUIREMENTS:

1 PARKING STALL PER 100.0 SQUARE METRES OF GROSS USABLE FLOOR AREA AND 1 LOADING STALL PER 9300 SQUARE METRES OF GROSS FLOOR AREA PER CITY OF CALGARY LAND USE BYLAW1P2007. NUMBER OF STALLS FOR PERSONS WITH PHYSICAL DISABILITIES PER NBC-AE2023 - TABLE 3.8.2.5. DESIGNED PER NBC-AE 3.8.3.23.

• BUILDING A: 11,720 SQM

• MIN. REQUIRED STALLS: 118

• MIN. REQUIRED BF STALLS: 5

• MIN. REQUIRED LOADING STALLS: 2

• BUILDING C: 12,245 SQM

• MIN. REQUIRED STALLS: 123

• MIN. REQUIRED BF STALLS: 5

• MIN REQUIRED LOADING STALLS: 2

• TOTAL REQUIRED STALLS: 247

• TOTAL PROVIDED BF STALLS: 6 (BUILDING A) + 6 (BUILDING B) = 12

• TOTAL PROVIDED STALLS: 263 (INCL. BF STALLS)

• TOTAL PROVIDED EV-READY STALLS: 28

• TOTAL PROVIDED LOADING STALLS: 38

BICYCLE PARKING

• CLASS 1 BICYCLE STALLS – NOT REQUIRED

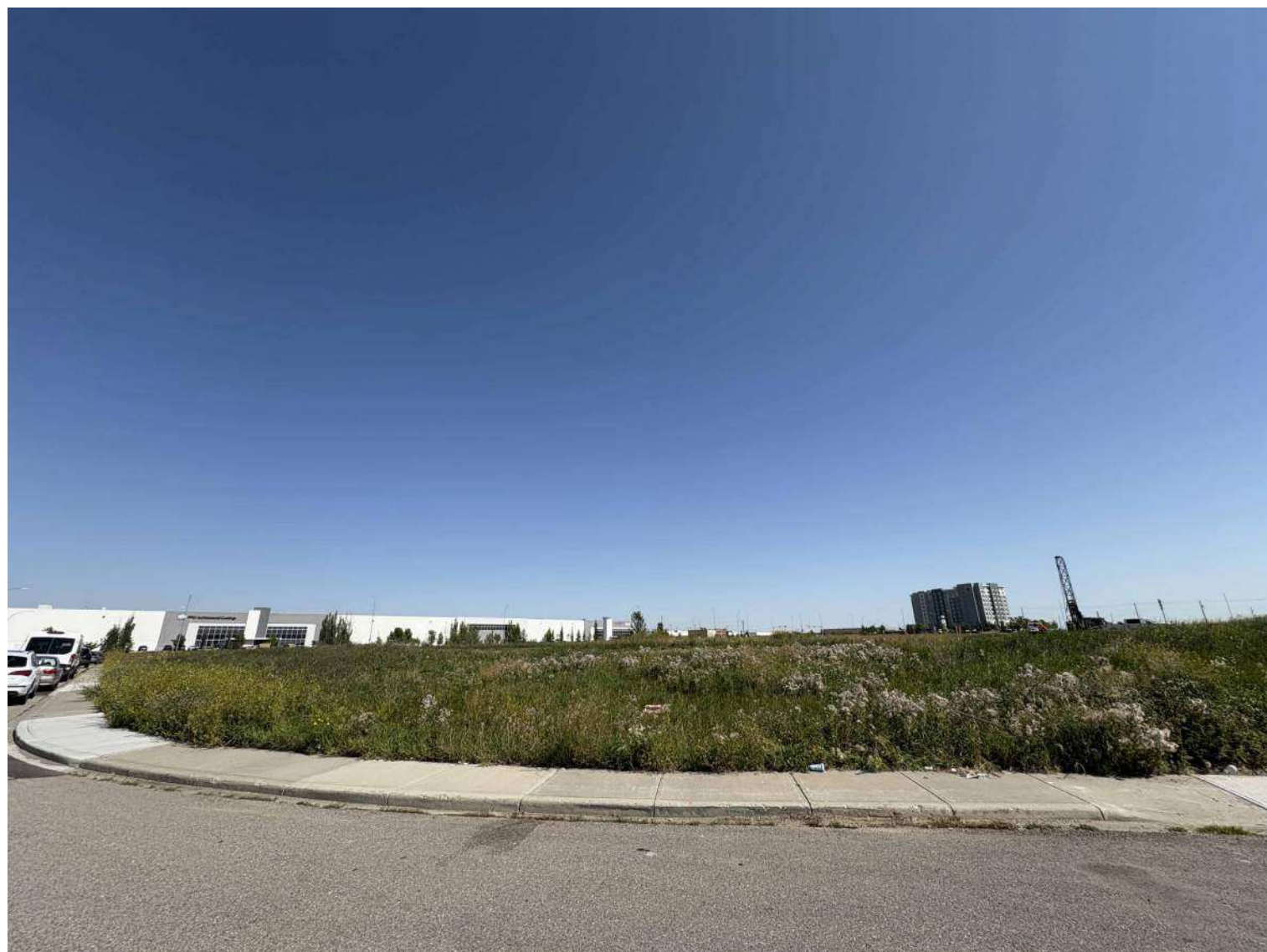
• CLASS 2 BICYCLE STALLS – 1 STALL PER PER 2,000 sqm OF GROSS USABLE FLOOR AREA

• TOTAL GROSS FLOOR AREA: 23,965 SQM / 2000 = 12 BICYCLE STALLS REQUIRED

• TOTAL 20 BICYCLE STALLS PROVIDED



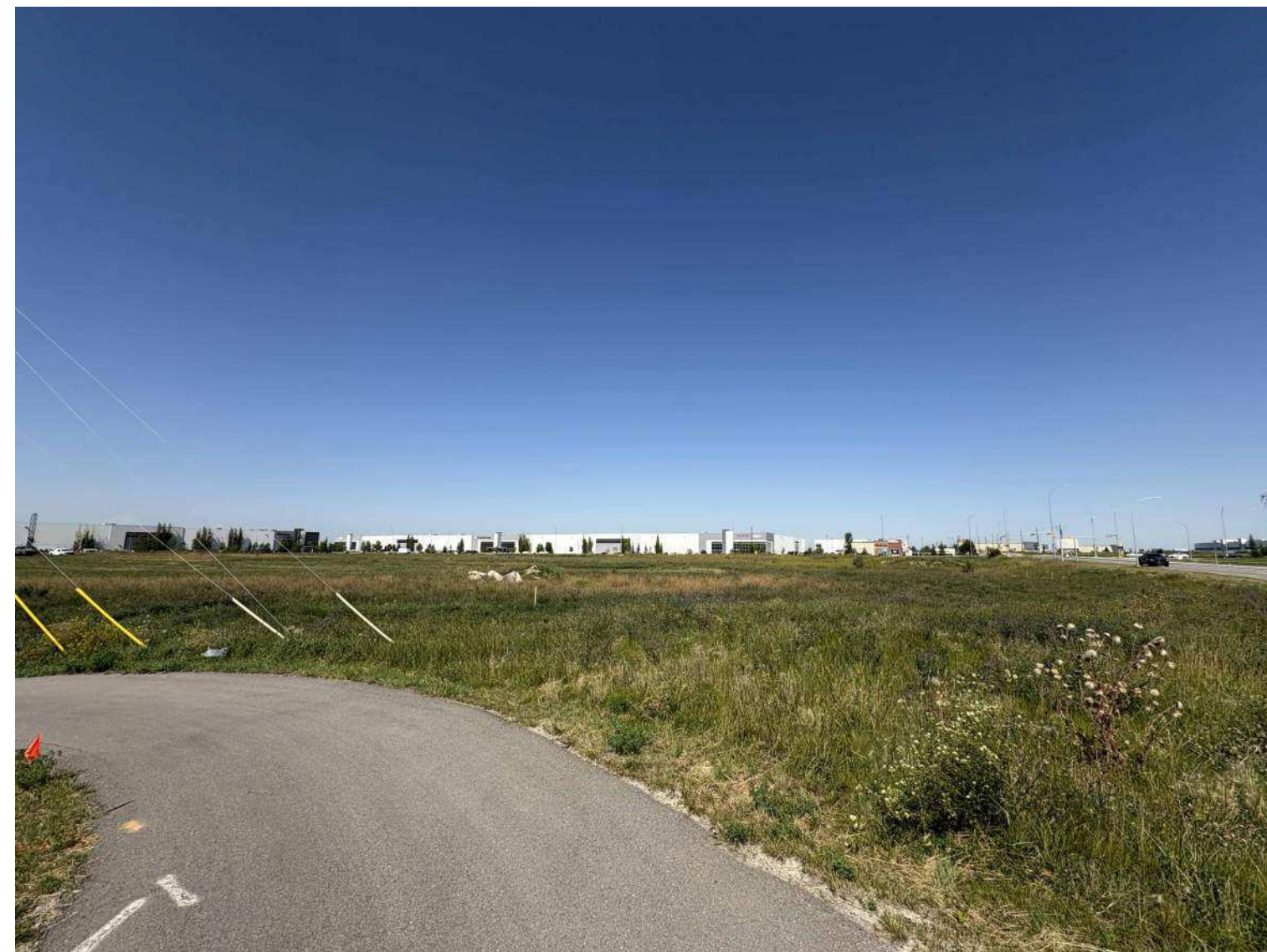
01 OXFORD AIRPORT BUSINESS PARK - LOOKING EAST



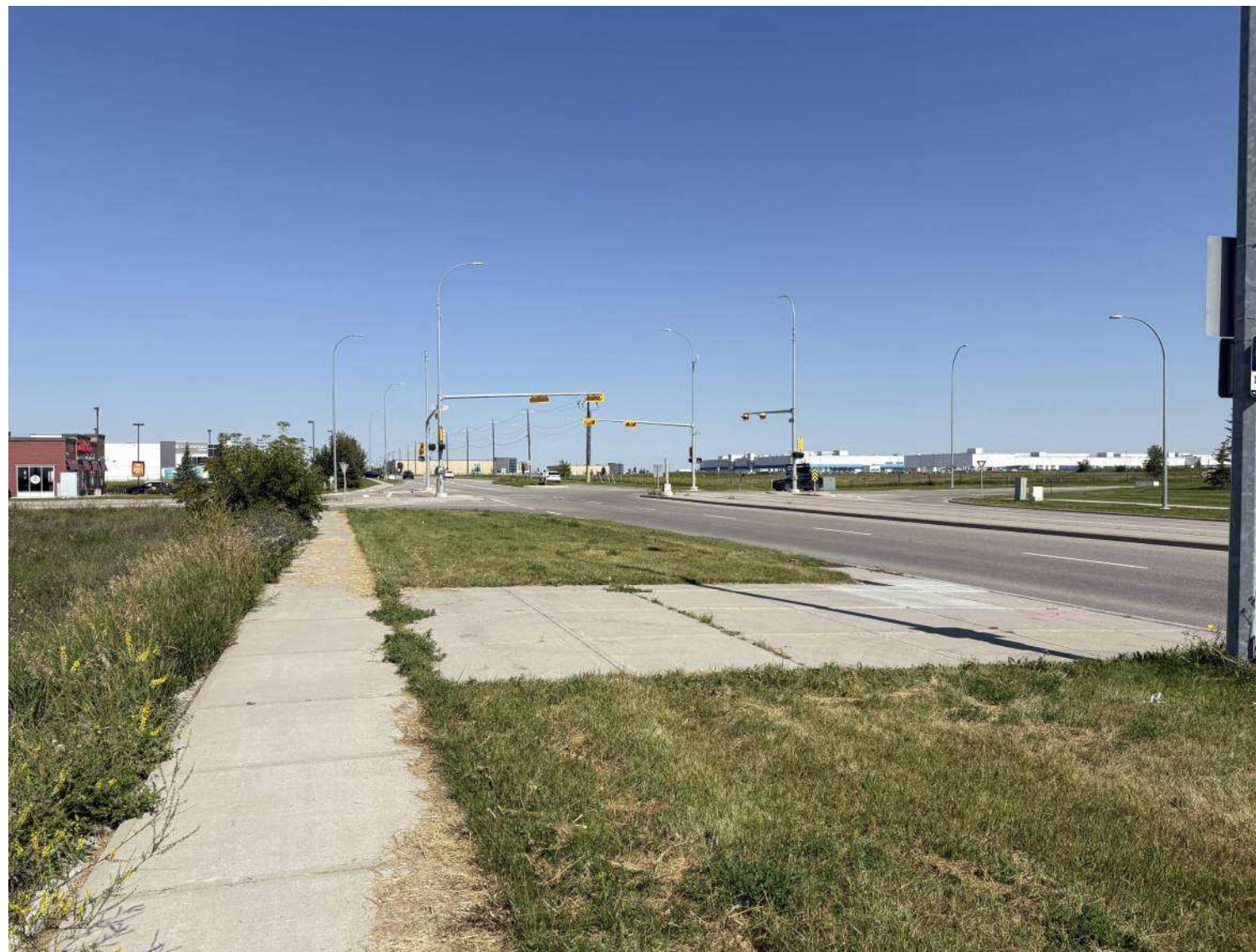
02 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTH



03 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTHEAST



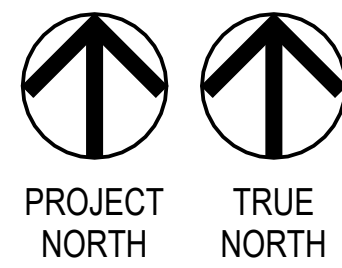
04 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTHWEST



05 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTH



06 OXFORD AIRPORT BUSINESS PARK - LOOKING SOUTH



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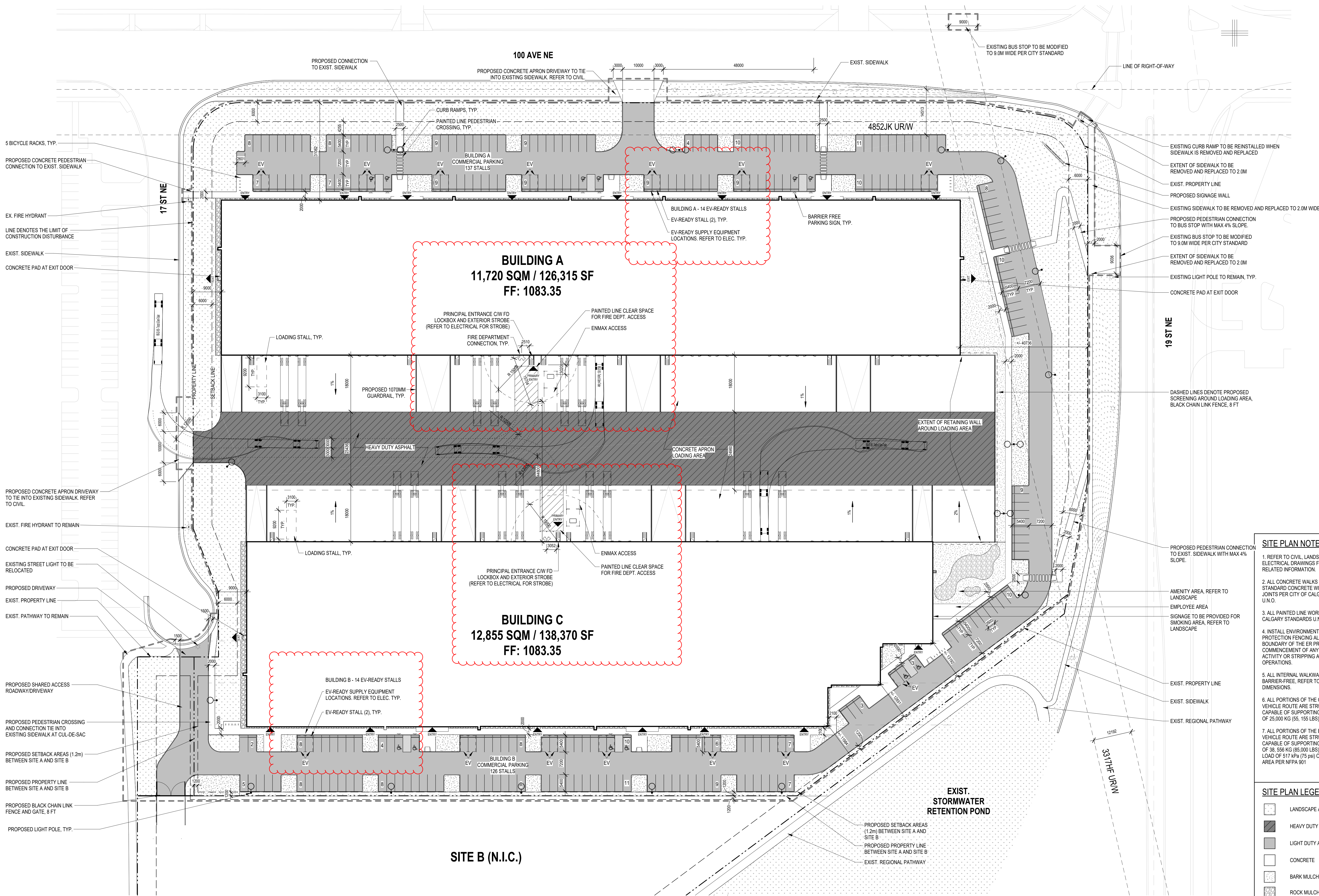
Project Team:
Prime Consultant
GEC ARCHITECTURE
Electrical Consultant
HDI
Civil Consultant
SEDULOUS ENGINEERING INC.
Landscape Consultant
NAK DESIGN STRATEGIES

Client:
OXFORD PROPERTIES GROUP



Seal & Permit

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NOT FOR
CONSTRUCTION**



SITE PLAN NOTES

1. REFER TO CIVIL, LANDSCAPE AND ELECTRICAL DRAWINGS FOR DISCIPLINE RELATED INFORMATION.
2. ALL CONCRETE WALKS AND CURBS TO BE STANDARD CONCRETE WITH CONTROL JOINTS PER CITY OF CALGARY STANDARDS U.N.O.
3. ALL PAINTED LINE WORK PER CITY OF CALGARY STANDARDS U.N.O.
4. INSTALL ENVIRONMENTAL RESERVE (ER) PROTECTION FENCING ALONG THE BOUNDARY OF THE ER PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY OR STRIPPING AND GRADING OPERATIONS.
5. ALL INTERNAL WALKWAYS ARE TO BE BARRIER-FREE, REFER TO DRAWINGS FOR DIMENSIONS.
6. ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM LOAD OF 25,000 KG (55,155 LBS).
7. ALL PORTIONS OF THE EMERGENCY FIRE VEHICLE ROUTE ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM LOAD OF 38,556 KG (85,000 LBS) AND A POINT LOAD OF 517 kPa (75 psi) OVER A 24"x24" AREA PER NFPA 901

SITE PLAN LEGEND

- LANDSCAPE AREAS
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE
- BARK MULCH
- ROCK MULCH
- BUILDING EXIT
- FIRE HYDRANT
- TRANSFORMER
- BOLLARDS
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- LIMIT OF CONSTRUCTION DISTURBANCE

1 DP - PROPOSED SITE PLAN
Scale: 1:500

DR RESPONSE #01 2026-04-02
DEVELOPMENT PERMIT 2025-09-26

NO ISSUED FOR DATE
Drawing History
Scale As indicated Checked By Checker

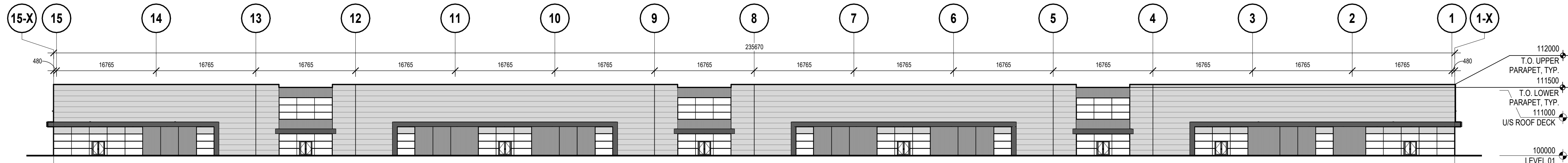
Project
**OXFORD AIRPORT BUSINESS PARK
BUILDING C**

Project Address
Drawing Title

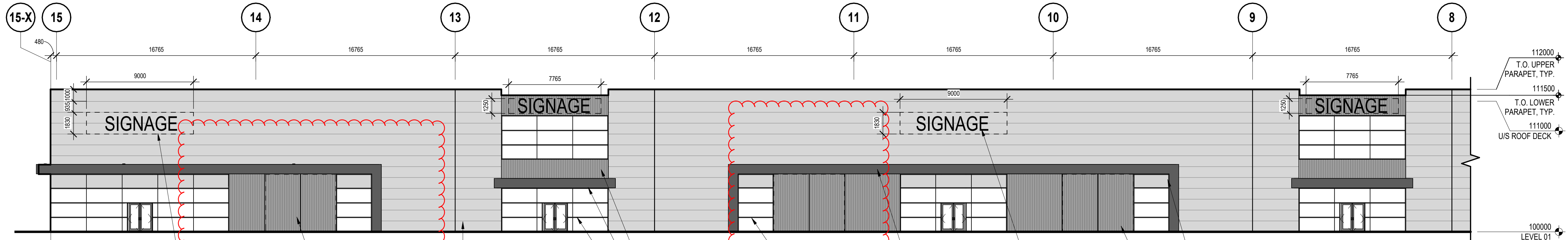
PROPOSED SITE PLAN

Project Number Drawing Number
6113 DP-02

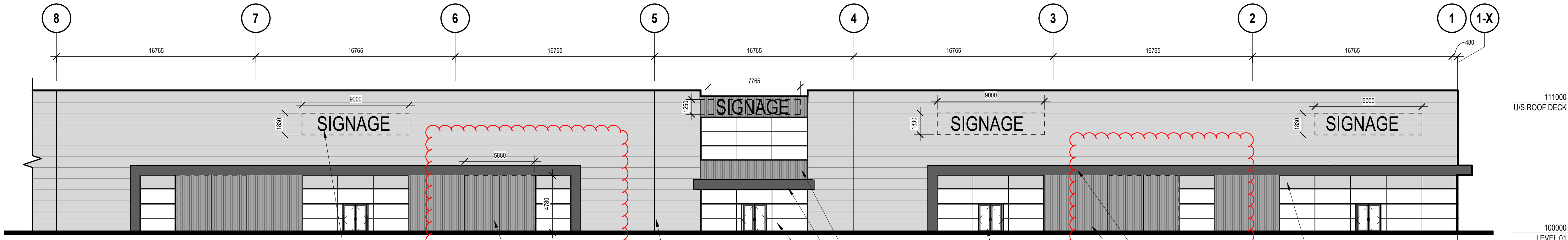
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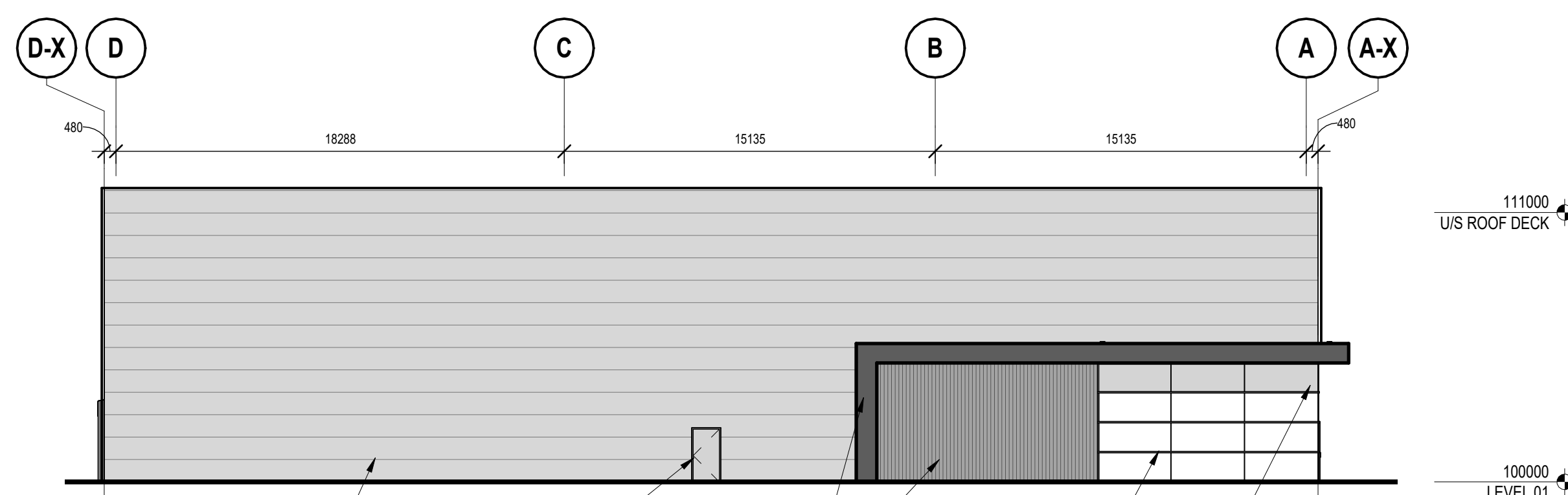
1 BLDG A - COMPOSITE NORTH ELEVATION
Scale: 1 : 400



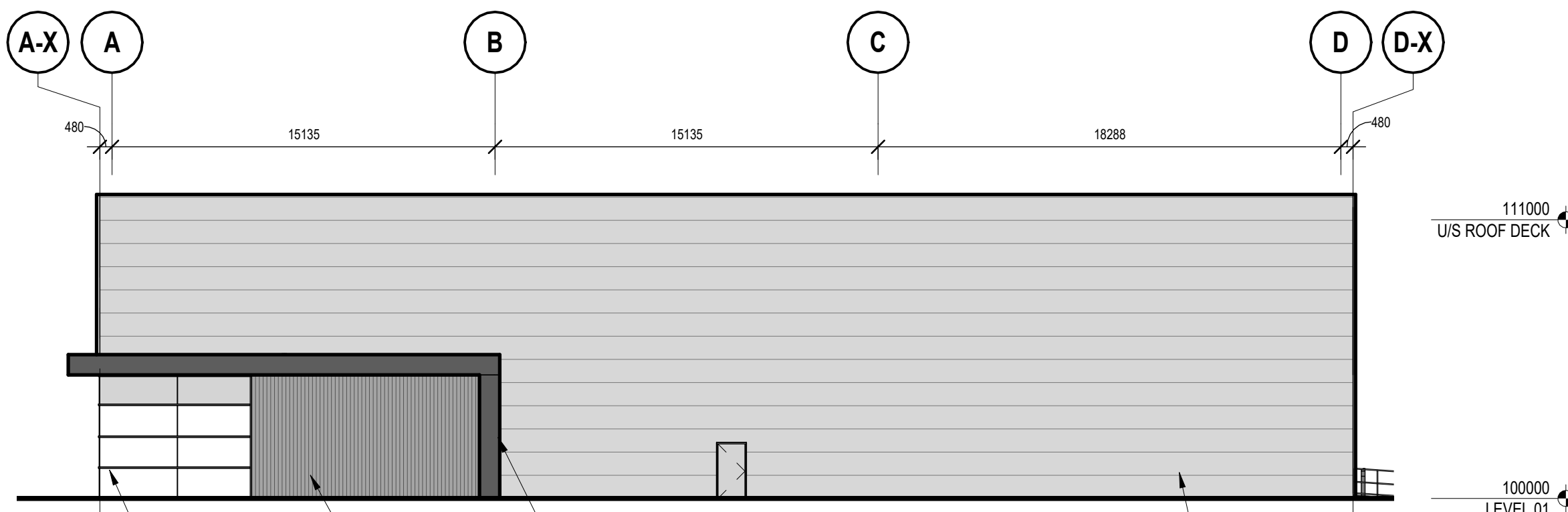
5 BLDG A - NORTH ELEVATION - EAST
Scale: 1 : 200



2 BLDG A - NORTH ELEVATION - WEST
Scale: 1 : 200



6 BLDG A - EAST ELEVATION
Scale: 1 : 200



4 BLDG A - WEST ELEVATION
Scale: 1 : 200

GEC

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Project Team:

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GEC ARCHITECTURE

Electrical Consultant
HIDI

Civil Consultant
SEDULOUS ENGINEERING INC.

Landscape Consultant
NAK DESIGN STRATEGIES

Client:

OXFORD PROPERTIES GROUP

OXFORD

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Scale	As indicated	Checked By	Checker
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Project

OXFORD AIRPORT BUSINESS PARK
BUILDING A

Project Address

Drawing Title

NORTH, EAST, AND WEST
ELEVATIONS - BUILDING A

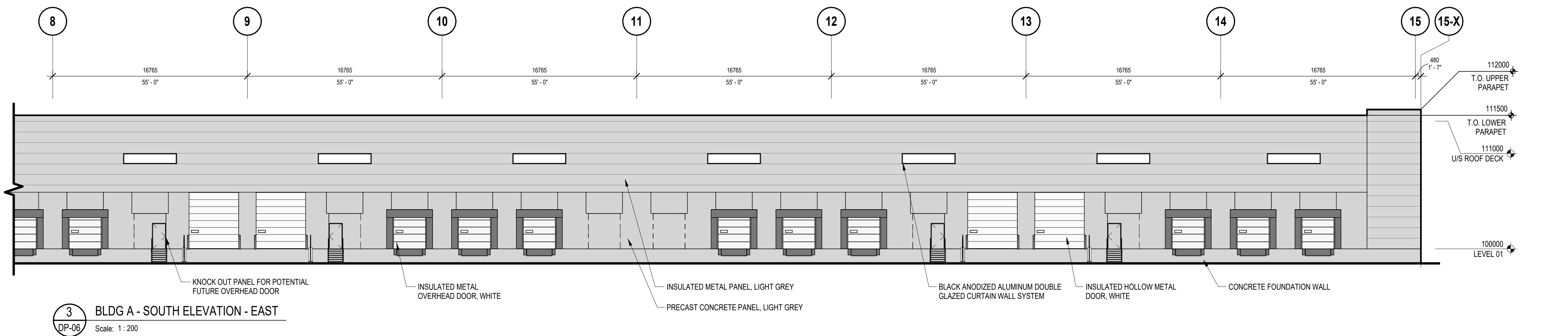
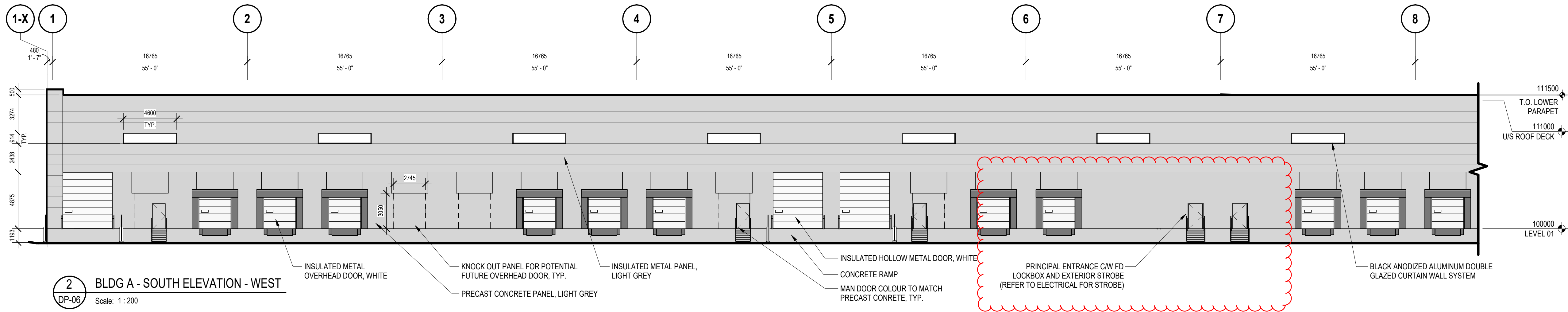
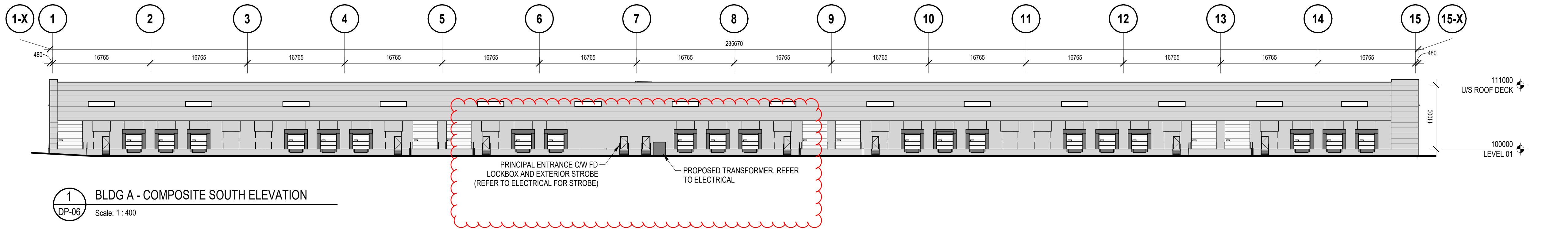
Project Number

6113

Drawing Number

DP-05

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Project Team:

Prime Consultant
GEC ARCHITECTURE

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Civil Consultant
SEDULOUS ENGINEERING INC.

Landscape Consultant
NAK DESIGN STRATEGIES

Client:

OXFORD PROPERTIES GROUP

OXFORD

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Drawing History

Scale	As indicated	Checked By	Checker
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Project

OXFORD AIRPORT BUSINESS PARK
BUILDING A

Project Address

Drawing Title

SOUTH ELEVATIONS - BUILDING A

Project Number

6113

Drawing Number

DP-06

Project Team:

Prime Consultant
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HIDICivil Consultant
SEDULOUS ENGINEERING INC.Landscape Consultant
NAK DESIGN STRATEGIES

Client:

OXFORD PROPERTIES GROUP

OXFORD

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As indicated	Checked By	Checker

Project

OXFORD AIRPORT BUSINESS PARK
BUILDING A

Project Address

Drawing Title

SOUTH ELEVATIONS - BUILDING B,
SIGNAGE WALL DETAILS

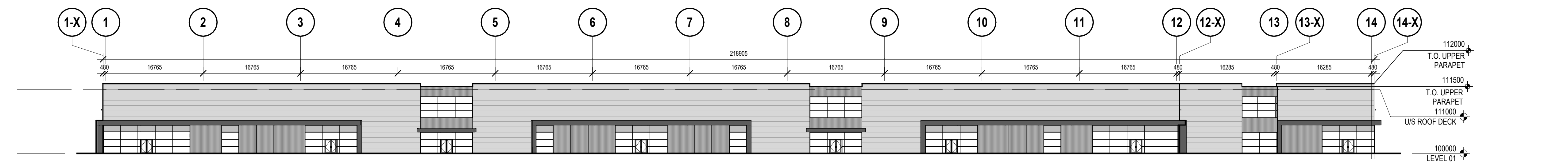
Project Number

6113

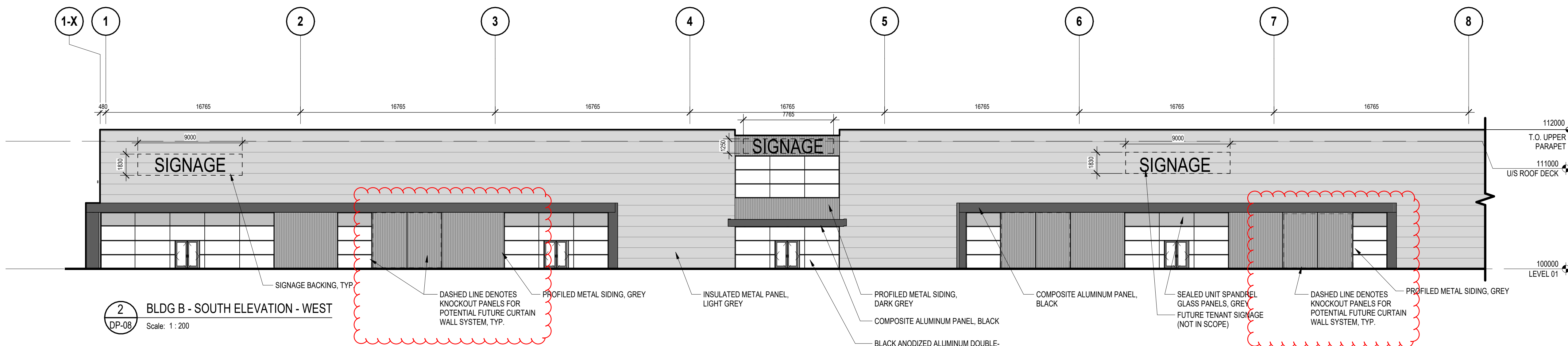
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DP-08

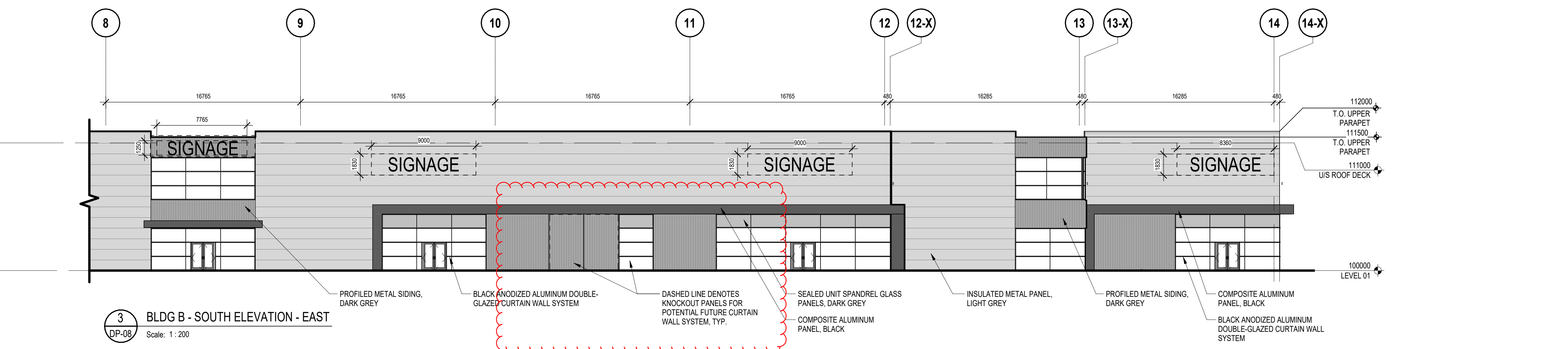
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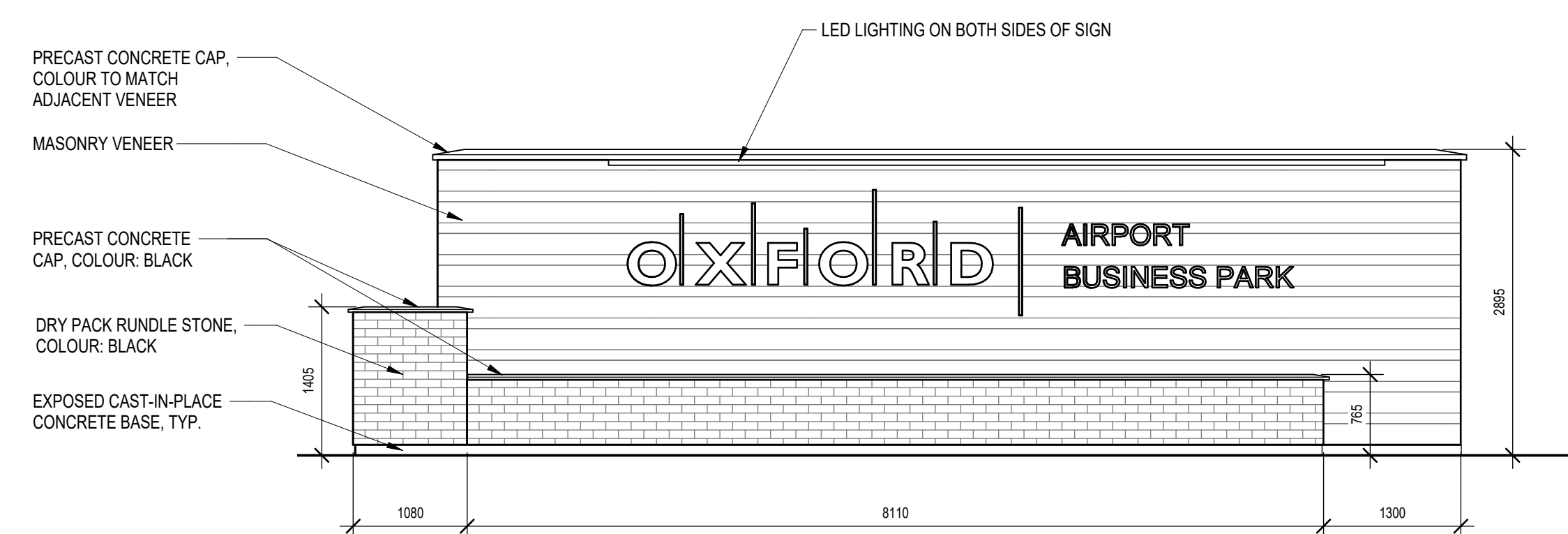
1 BLDG B - COMPOSITE SOUTH ELEVATION
DP-08 Scale: 1 : 400



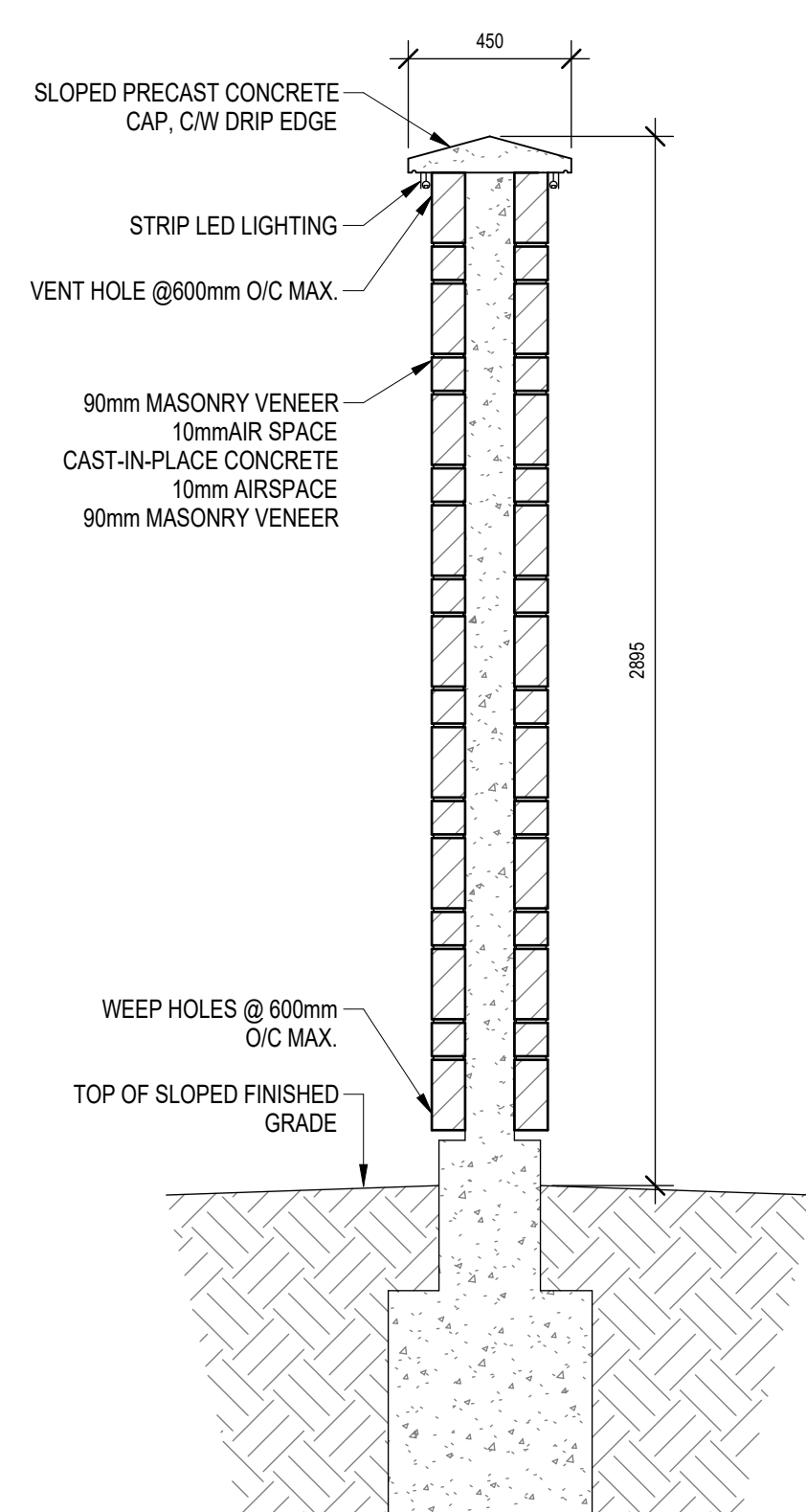
2 BLDG B - SOUTH ELEVATION - WEST
DP-08 Scale: 1 : 200



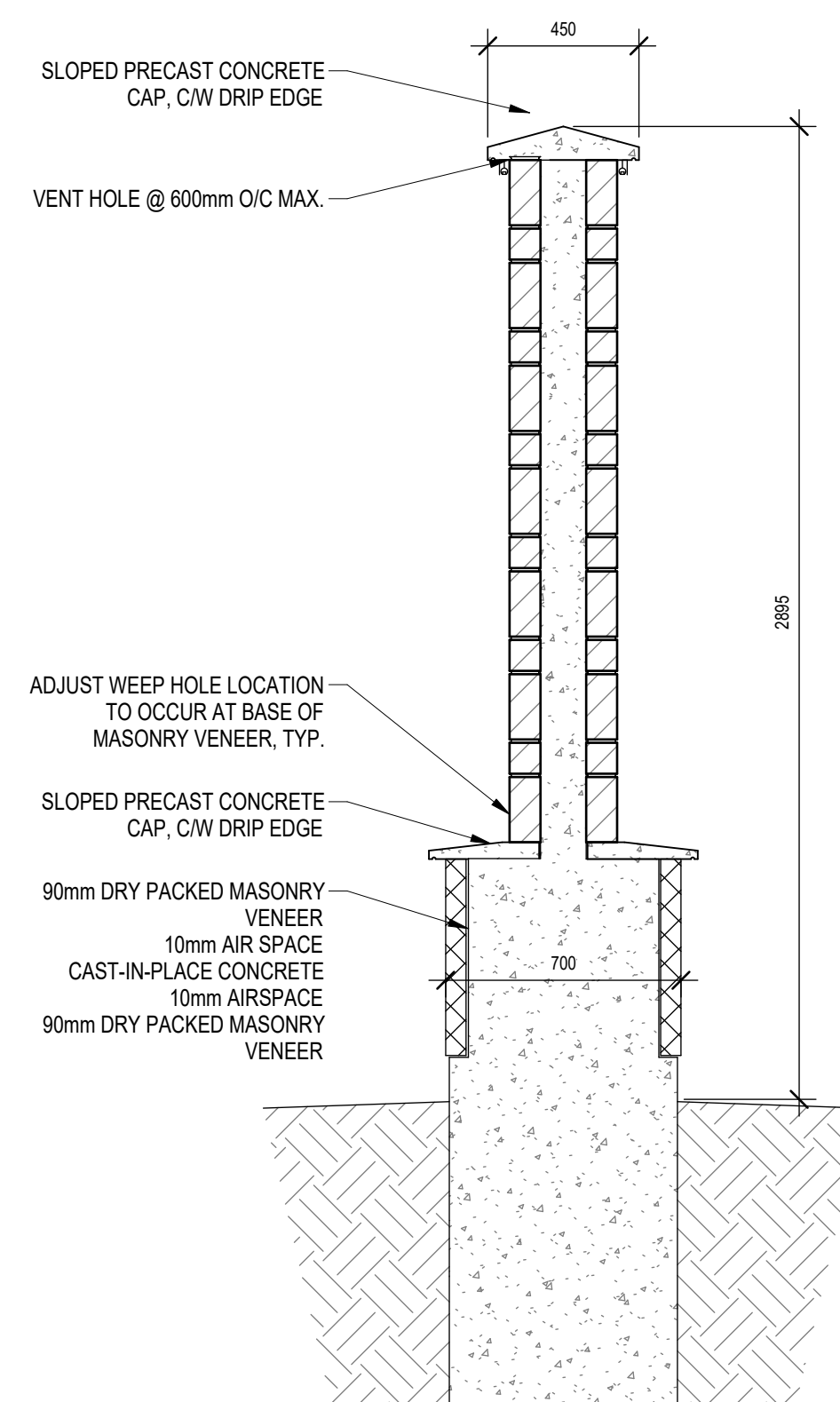
3 BLDG B - SOUTH ELEVATION - EAST
DP-08 Scale: 1 : 200



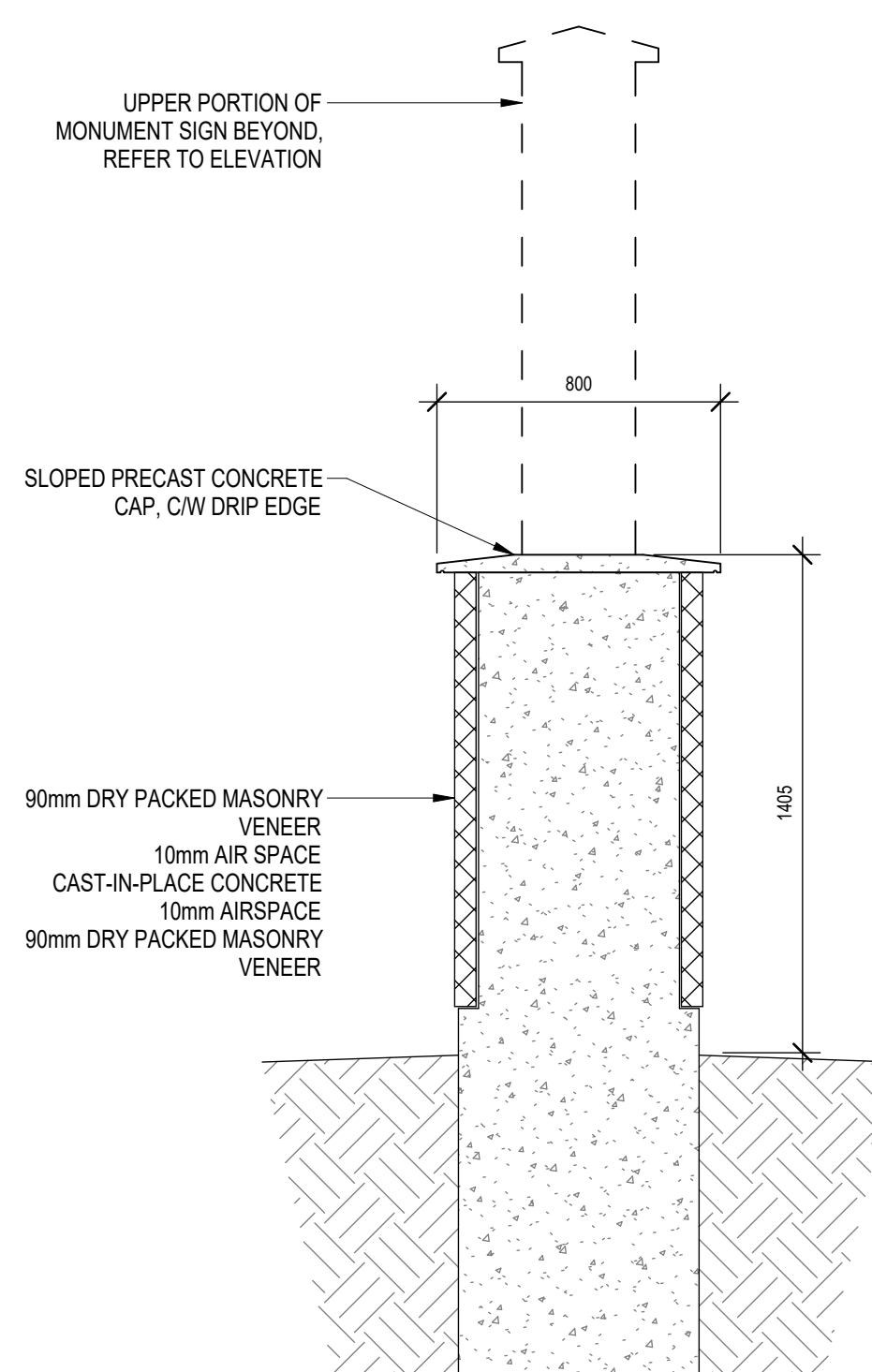
4 PROPOSED SIGNAGE WALL
DP-08 Scale: 1 : 50



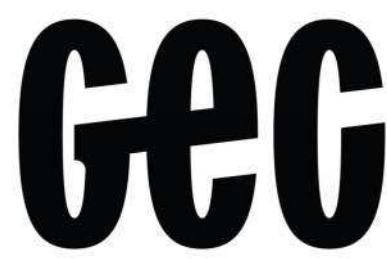
6 SECTION 1 @ PROPOSED SIGNAGE WALL
DP-08 Scale: 1 : 20



7 SECTION 2 @ PROPOSED SIGNAGE WALL
DP-08 Scale: 1 : 20



5 SECTION 3 @ PROPOSED SIGNAGE WALL
DP-08 Scale: 1 : 20



GEC Architecture | Partnership

Project Team:

Coordinating Consultant

GEC Architecture

Structural Consultant

Entuitive

Mechanical Consultant

The HIDI Group

Electrical Consultant

The HIDI Group

Civil Consultant

Sedulous Engineering Inc.

Landscape Consultant

NAK Design Strategies

Client

OXFORD PROPERTIES GROUP

OXFORD

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GENERAL NOTES

1. THE STANDARDS AND GUIDELINES APPLICABLE FOR THE WORK ARE INCLUDE ALL NECESSARY CONSTRUCTION STANDARDS AND GUIDELINES OF LANDSCAPE, ENGINEERING AND ENVIRONMENTAL REGULATION.
2. WORK SHALL CONFORM TO CURRENT MUNICIPAL LAND USE BYLAW, AND STANDARD LANDSCAPE GUIDELINES & SPECIFICATIONS, CURRENT EDITION.
3. EQUIPMENT AND MATERIALS TO BE AS SPECIFIED. ANY REQUEST FOR ALTERNATES MUST CONFORM TO MUNICIPAL EQUIVALENCY SPECIFICATIONS AND BE APPROVED BY NAK AND THE MUNICIPALITY PRIOR TO BID SUBMISSION.
4. UTILITY LOCATIONS SHALL BE LOCATED IN THE FIELD AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTACT ALBERTA 1 CALL (1-800-242-3447) FOR LOCATES PRIOR TO ANY EXCAVATION.
5. CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORK.
6. LAYOUT INCLUDING PLANTING, PATHS, WALLS, FORM, WORK, FURNITURE AND EQUIPMENT SHALL BE APPROVED ON SITE BY NAK PRIOR TO CONSTRUCTION AND INSTALLATION. NAK REQUIRES 24 HOURS NOTIFICATION/ REQUEST PRIOR TO LAYOUT INSPECTION.
7. PATH AND HARD SURFACE AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. PATH GRADIENTS SHALL NOT EXCEED 8% UNLESS APPROVED IN WRITING BY NAK.
8. DEEP AND SHALLOW UTILITIES LOCATIONS SHALL BE VERIFIED ON SITE PRIOR TO PLANTING/INSTALLATION. RECORD DRAWINGS WILL BE SUBMITTED TO PARKS AND UTILITY LINE ASSIGNMENT WITHIN 30 DAYS OF ISSUANCE OF CCC IF THERE ARE ANY FIELD CHANGES TO THE TREE PLANTING LOCATIONS.
9. ALL LANDSCAPED AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. MINIMUM GRADIENT SHALL BE NO LESS THAN 2.0% AND MAXIMUM GRADIENT SHALL BE NO MORE THAN 33%.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
11. ENVIRONMENTAL RESERVE (ER) PROTECTION FENCING TO BE INSTALLED ALONG THE BOUNDARY OF THE ER. THIS FENCING MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY, INCLUDING STRIPPING & GRADING. FENCING IS TO BE INSPECTED & APPROVED BY PARKS DEVELOPMENT INSPECTOR ANNIE RODRIGUES (403-804-9297).

LAYOUT PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- SANITARY SEWER PIPE
- WATER MAIN PIPE
- STORM WATER PIPE
- GAS PIPE
- POWER LINE
- SWALE
- CATCH BASIN/MANHOLE
- WATER VALVE BY ENG.
- WATER HYDRANT BY ENG.

AMENITIES

- BENCH
- PICNIC TABLE
- WASTE RECEPTACLE
- BOULDER

HARD SURFACING

- CONCRETE PAVING
- ROCK MULCH

SOFT SURFACING

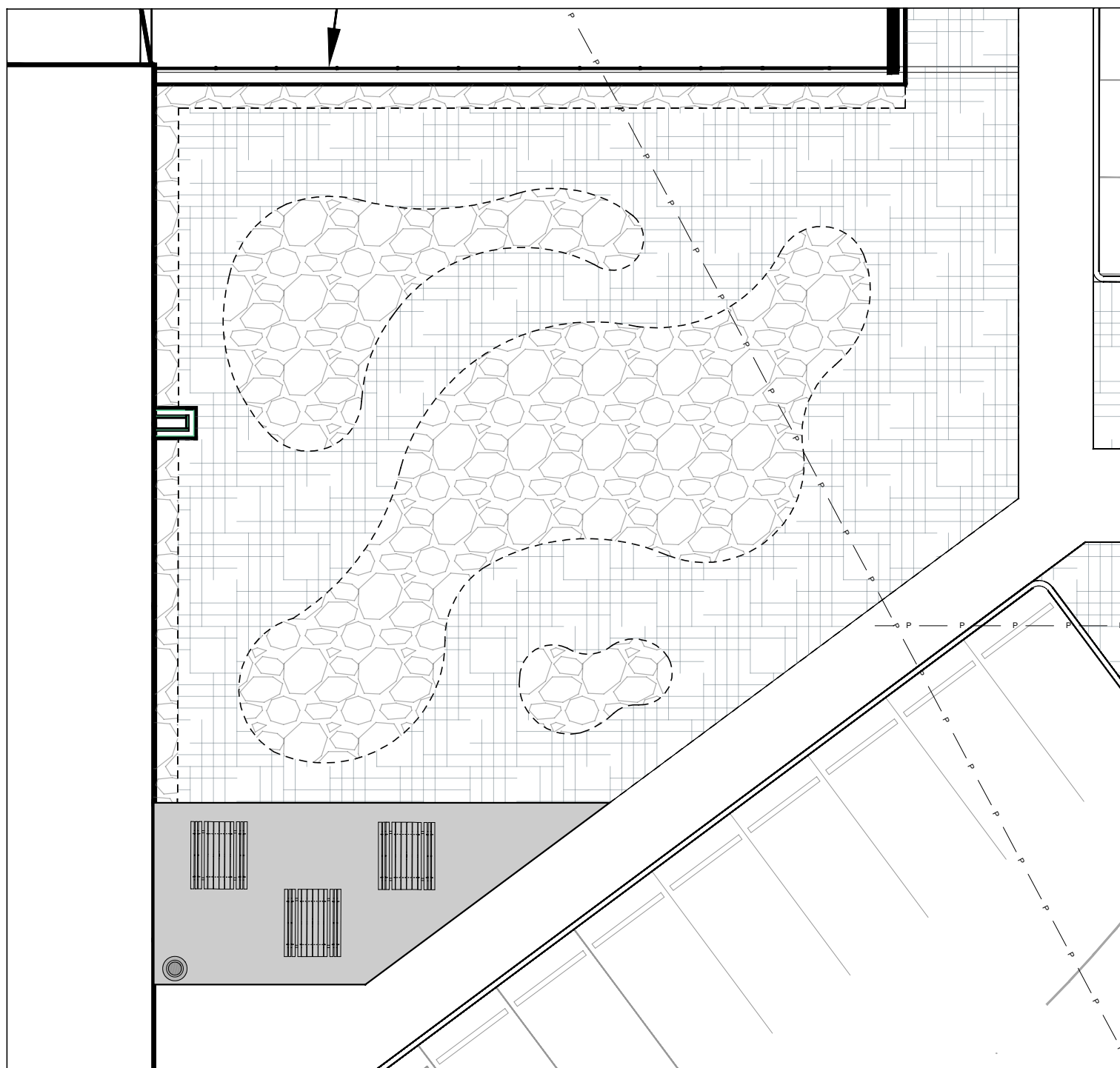
- NATIVE FESCUE SOD
- CONIFEROUS BARK MULCH
- PLANTING BED EDGE

DETAIL KEY

- DETAIL NO.
- SHEET NO.

SITE FURNITURE SCHEDULE

ITEM	F#	BRAND	MODEL/SPEC	NOTE	DETAIL REF.	QTY.
Picnic Table	1	Equipac	EP 2856-BN		3	
Bench	2	Equipac	EP 1323-BN		7	
Trash Receptacle	3	Equipac	EP 3350		1	
Standing Ashtray	4	Equipac	EP 9500		2	



1 AMENITY SPACE ENLARGED
1:150

