

CALGARY MIXED USE

4115 108 AVE. NE CALGARY

ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
DP101	SURVEY PLAN
DP102	SITE PLAN
DP103	SITE PLAN DETAILS
DP104	KEY AREA PLAN
DP201	BUILDING A - MAIN FLOOR & ROOF PLAN
DP202	BUILDING A - ELEVATIONS
DP203	BUILDING A - SECTIONS
DP204	BUILDING B - FLOOR PLAN AND ROOF PLAN
DP205	BUILDING B - ELEVATIONS
DP206	BUILDING B - SECTIONS
DP207	BUILDING C - FLOOR PLANS & ROOF PLAN
DP208	BUILDING C - ELEVATIONS
DP209	BUILDING C - SECTIONS
DP210	BUILDING D - MAIN FLOOR PLAN & ROOF PLAN
DP211	BUILDING D - ELEVATIONS
DP212	BUILDING D - SECTIONS
DP213	BUILDING E - MAIN FLOOR PLAN& ROOF PLAN
DP214	BUILDING E - ELEVATIONS
DP215	BUILDING E - SECTIONS

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K

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ALBERTA LAND SURVEYOR'S SITE SURVEY

AXIOM GEOMATICS LTD.

P: 403-472-7777 F: 403-775-2602
Email: info@axiomgeomatics.ca

Plan Showing Survey for
Site Survey

Plan 221 0553
Block 2
Lot 13

Address: 4115 108 Avenue N.E.
Calgary, Alberta.

NOTE

Title information is based on a Title Search dated September 16, 2024

Title No: 241 139 237

Property is subject to:

771 147 064 ZONING REGULATIONS (AIRPORT)

151 029 237, 151 029 238, 231 127 704 CAVEAT

221 073 993 EASEMENT

241 091 010 CERTIFICATE OF LIS PENDENS

Elevations are geodetic and derived from ASCM 9209 (Elev.=1095.35)

Property Boundaries of Parcel Affected shown thus:

Fences shown thus (not all fences may be shown):

Buildings shown thus:

Eave Fascia shown thus:

Utility Rights-Of-Way shown thus:

Gravel shown thus:

Edge of Asphalt shown thus:

Back of Curb shown thus:

Power Line shown thus:

Light Standard shown thus:

Power Pole shown thus:

Elevations are metric and are shown thus :

Contours shown thus:

Catch Basin shown thus:

Manhole shown thus:

Ditch shown thus:

Utility Access Point shown thus:

Scale : 1 : 500

This plan is not to be used for the establishment of boundaries and is intended for the purpose of applying for development permit only

This Site Survey makes no claims as to ownership relating to water boundaries

Dated this 8th day of October, 2024.

c Copyright Axiom Geomatics Ltd., 2024



AG File No : 7507

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
4	2025-12-12	Re-Issued for DP	TD
3	2025-11-25	Re-Issued for DP	JR
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1	2025-04-07	Issued for DART Pre-application	TD

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PROJECT

CALGARY MIXED USE

4115 108 AVE. NE CALGARY

DRAWING
TITLE

SURVEY PLAN

Project number
AB1024
Date
OCT 10 2025
Scale

Drawn by
Author
Checked by
Checker

REVISION

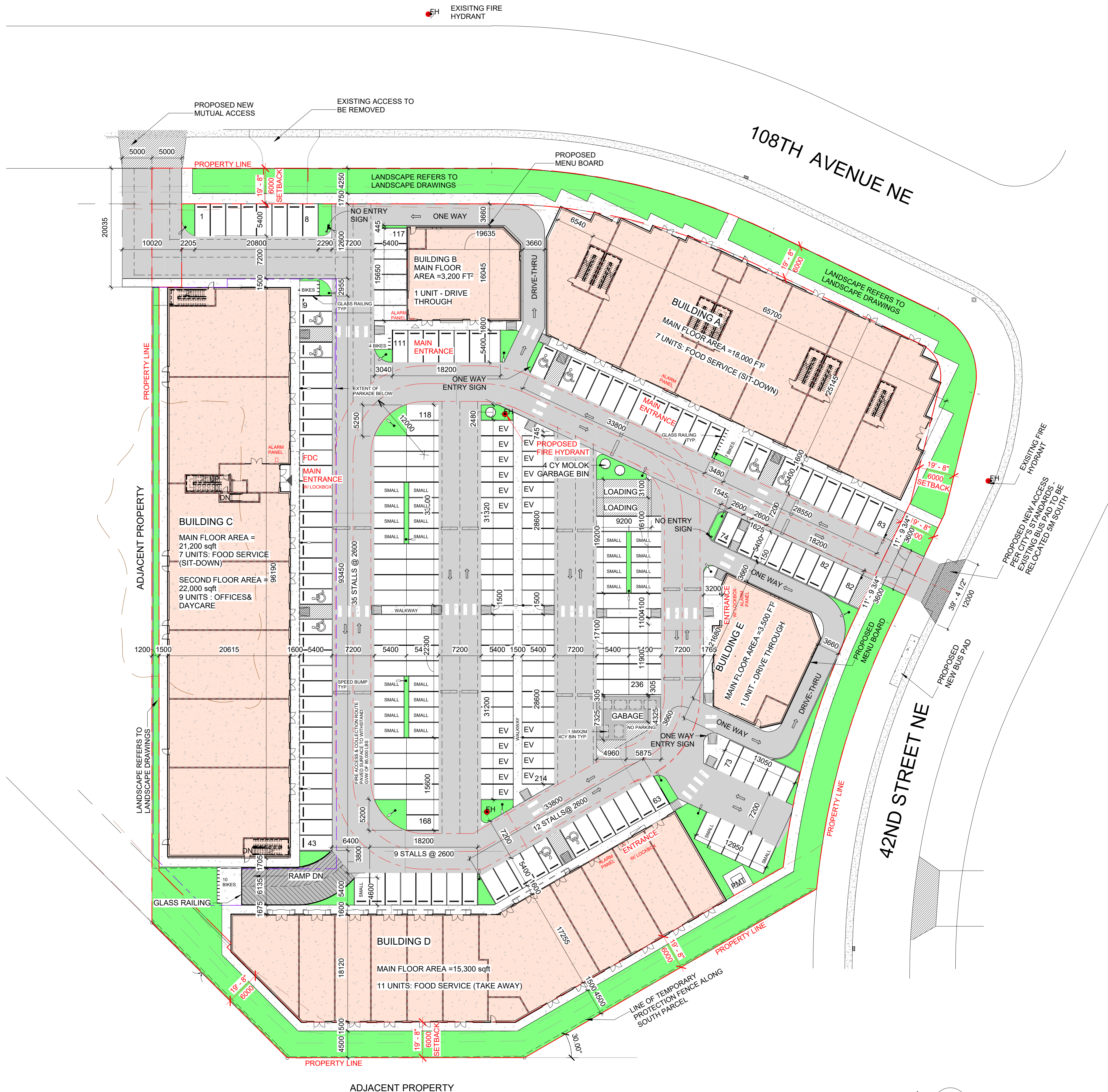
DP101
4

SITE INFORMATION

ADDRESS:	4115 108 AVE. NE
LEGAL DESCRIPTION	PLAN:2210553;BLOCK:2;LOT:13
NEIGHBOURHOOD:	COMMUNITY OF STONEY 3
CURRENT ZONE:	INDUSTRIAL – COMMERCIAL (I-C) DISTRICT
CURRENT BYLAW:	1P2007
PERMITTED USE	RETAIL & CONSUMER SERVICE, OFFICE, DAYCARE RESTAURANT: FOOD SERVICE, DRIVE THROUGH
SITE AREA	1.7HA
LOT COVERAGE	N/A
PROPOSED FAR	0.45 = 83,200 SQFT (MAX FAR =1.0)
MAX HEIGHT	12 M
PROPOSED HEIGHT	12 M
SETBACKS	
FRONT LOT LINE (STREET):	6.0 m
INTERIOR LOT LINE	1.2 m
PARKING PROVIDED	331 STALLS (INCL. 12 B.F.) 2 LOADING STALLS
BUILDING - A:	18,000 SQF, 7 UNITS SIT DOWN RESTAURANTS. (ROOF PATIOS)
BUILDING - B:	3,200 SQF, 1 UNIT DRIVE THROUGH
BUILDING - C:	43,200 SQF MAIN FLOOR: 21,200 SQF, 7 UNITS SIT DOWN RESTAURANTS SECOND FLOOR: 22,000 SQF, 8 UNITS, 1 DAYCARE, 8 OFFICES
BUILDING - D:	15,300 SQF, 11 UNITS TAKE AWAY FOOD SERVICE
BUILDING - E:	3,500 SQF, 1 UNIT DRIVE THROUGH
NOTE:	ALL BUILDINGS ARE PROPOSED TO HAVE PARAPET WALLS TO HIDE MECHANICAL UNITS

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	CONCRETE SIDEWALK
	ASPHALT AREA
	OUTDOOR PATIO AREA
	LANDSCAPE AREA
	MANHOLE
	CATCH BASIN
	H/C SPLAY
	NEW LIGHT STANDARD
	DIRECTIONAL ARROW
	FIRE HYDRANT
	BIKE RACK
	ACCESSIBILITY PARKING
	REGULAR PARKING STALL



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CALGARY MIXED USE

4115 108 AVE. NE CALGARY

DRAWING TITLE

SITE PLAN

Project number	Date	OCT 10 2025
AB1024	Scale	As indicated
Drawn by	Checked by	TD
JR		

DP102

4



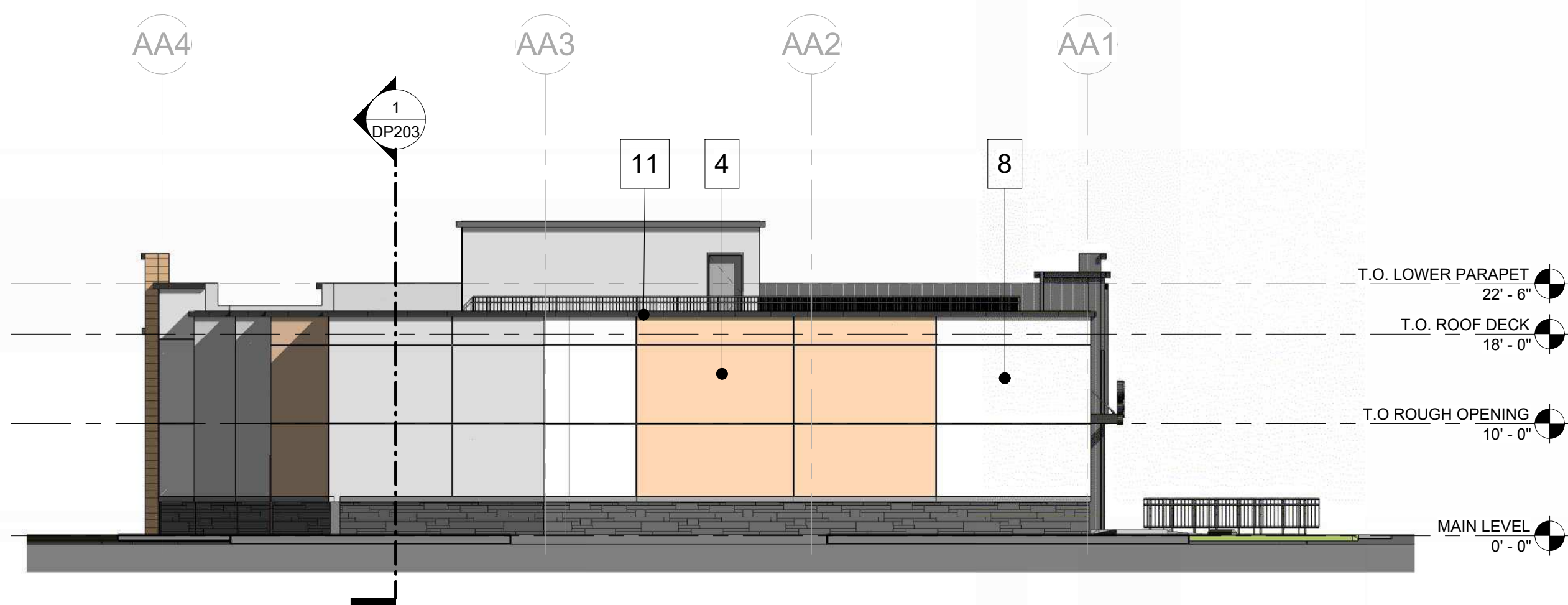
1 BUILDING A - FRONT ELEVATION SOUTH
DP202 3/32" = 1'-0"



2 BUILDING A - REAR ELEVATION NORTH
DP202 3/32" = 1'-0"



3 BUILDING A - SIDE ELEVATION (EAST)
DP202 3/32" = 1'-0"



4 BUILDING A - SIDE ELEVATION (WEST)
DP202 3/32" = 1'-0"

MATERIAL LEGEND	
1	METAL PANEL - COLOR: CLOUD WHITE
2	METAL PANEL - COLOR: CHARCOAL
3	METAL PANEL - COLOR: RED
4	EIFS STUCCO - COLOR: CHERRY
5	HARDIE PANEL - COLOR: DARK GREY
6	EIFS STUCCO - COLOR: GREY
7	HARDIE PANEL - COLOR: WALNUT
8	EIFS STUCCO - COLOR: ARCTIC WHITE
9	BRICK VENEER - COLOR: GREY
10	STONE VENEER - COLOR: GREY
11	METAL FLASHING - COLOR: CHARCOAL

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4115 108 AVE. NE CALGARY

DRAWING TITLE

BUILDING A -ELEVATIONS

Project number	Date	OCT 10 2025
AB1024	Scale	As indicated
Drawn by	Checked by	TD
JR		

DP202

REVISION

4

12/12/2025 2:38:47 PM

A

B

C

D

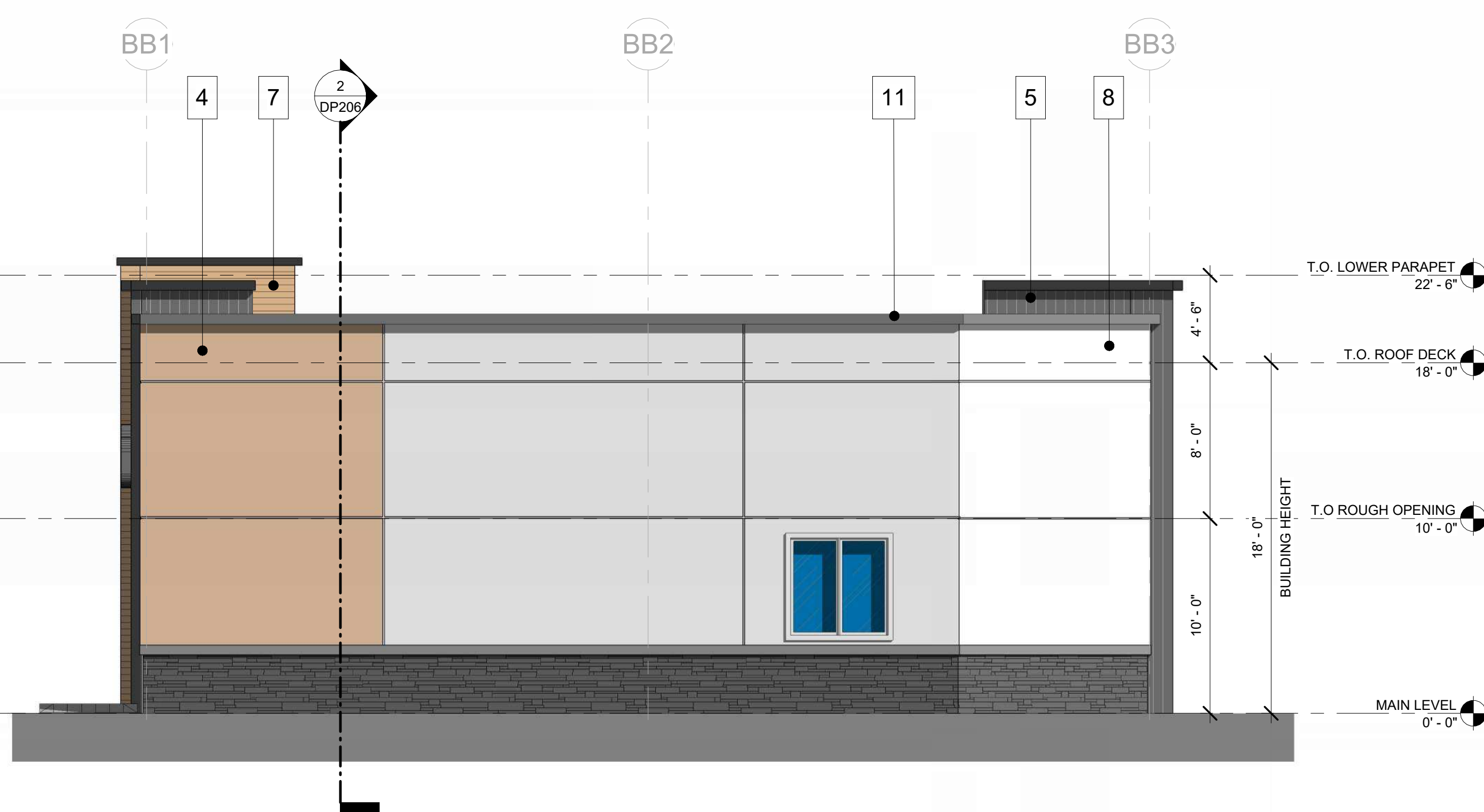
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MATERIAL LEGEND

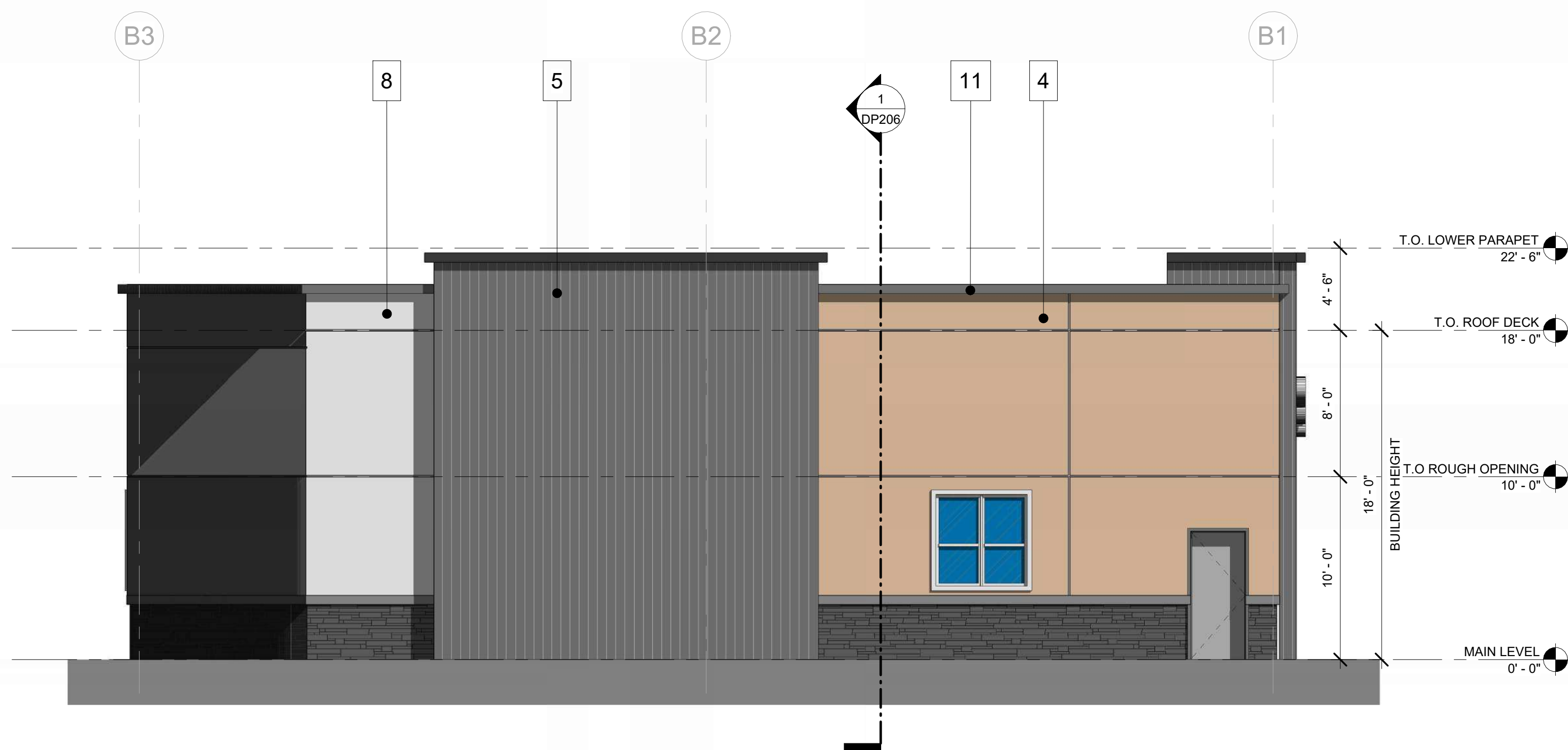
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3	METAL PANEL - COLOR: RED
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5	CORRUGATED METAL PANEL - COLOR: DARK GREY
6	EIFS STUCCO - COLOR: GREY
7	HARDIE PANEL - COLOR: WALNUT
8	EIFS STUCCO - COLOR: ARCTIC WHITE
9	BRICK VENEER - COLOR: GREY
10	STONE VENEER - COLOR: GREY
11	METAL FLASHING - COLOR: CHARCOAL



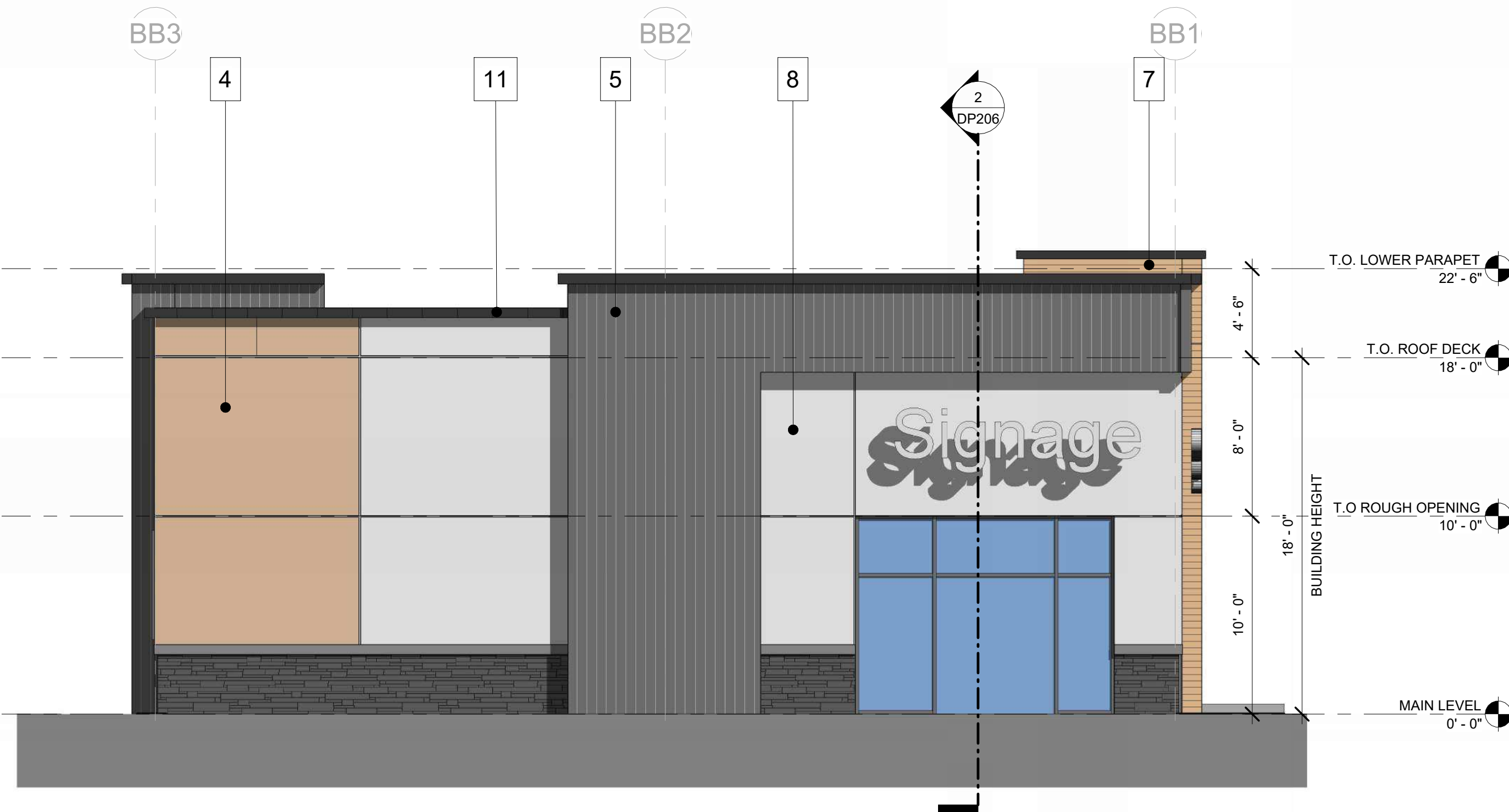
1 BUILDING B - FRONT ELEVATION SOUTH
DP205 3/16" = 1'-0"



2 BUILDING B - REAR ELEVATION NORTH
DP205 3/16" = 1'-0"



3 BUILDING B - REAR ELEVATION WEST
DP205 3/16" = 1'-0"



4 BUILDING B - SIDE ELEVATION EAST
DP205 3/16" = 1'-0"

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4115 108 AVE. NE CALGARY

DRAWING

TITLE

BUILDING B - ELEVATIONS

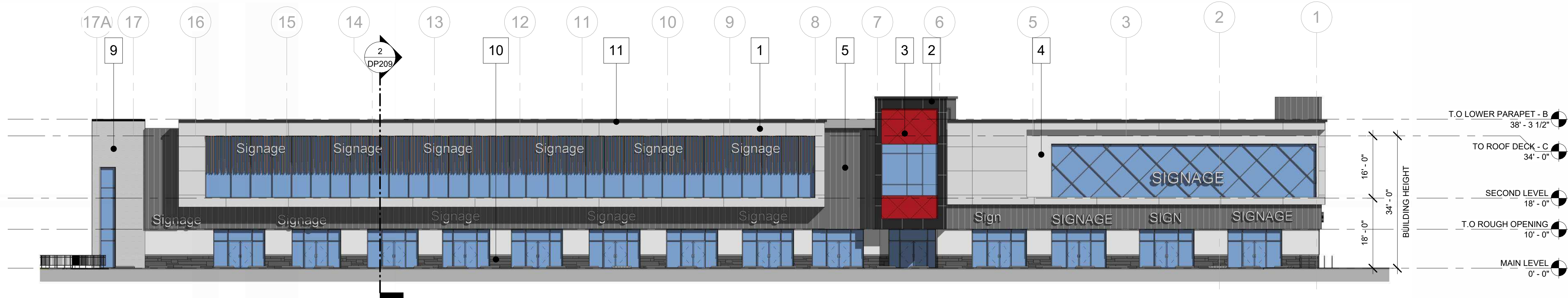
Project number	Date	OCT 10 2025
AB1024	Scale	As indicated
Drawn by	Checked by	TD
JR		

DP205

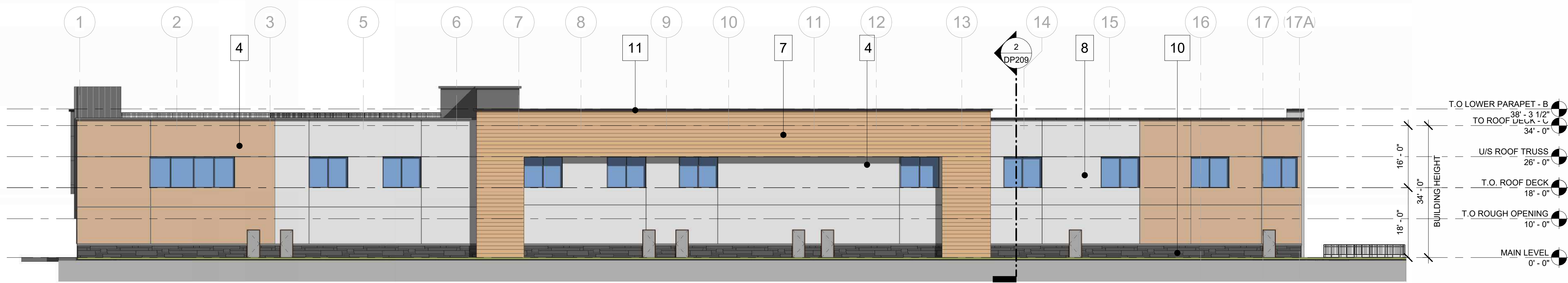
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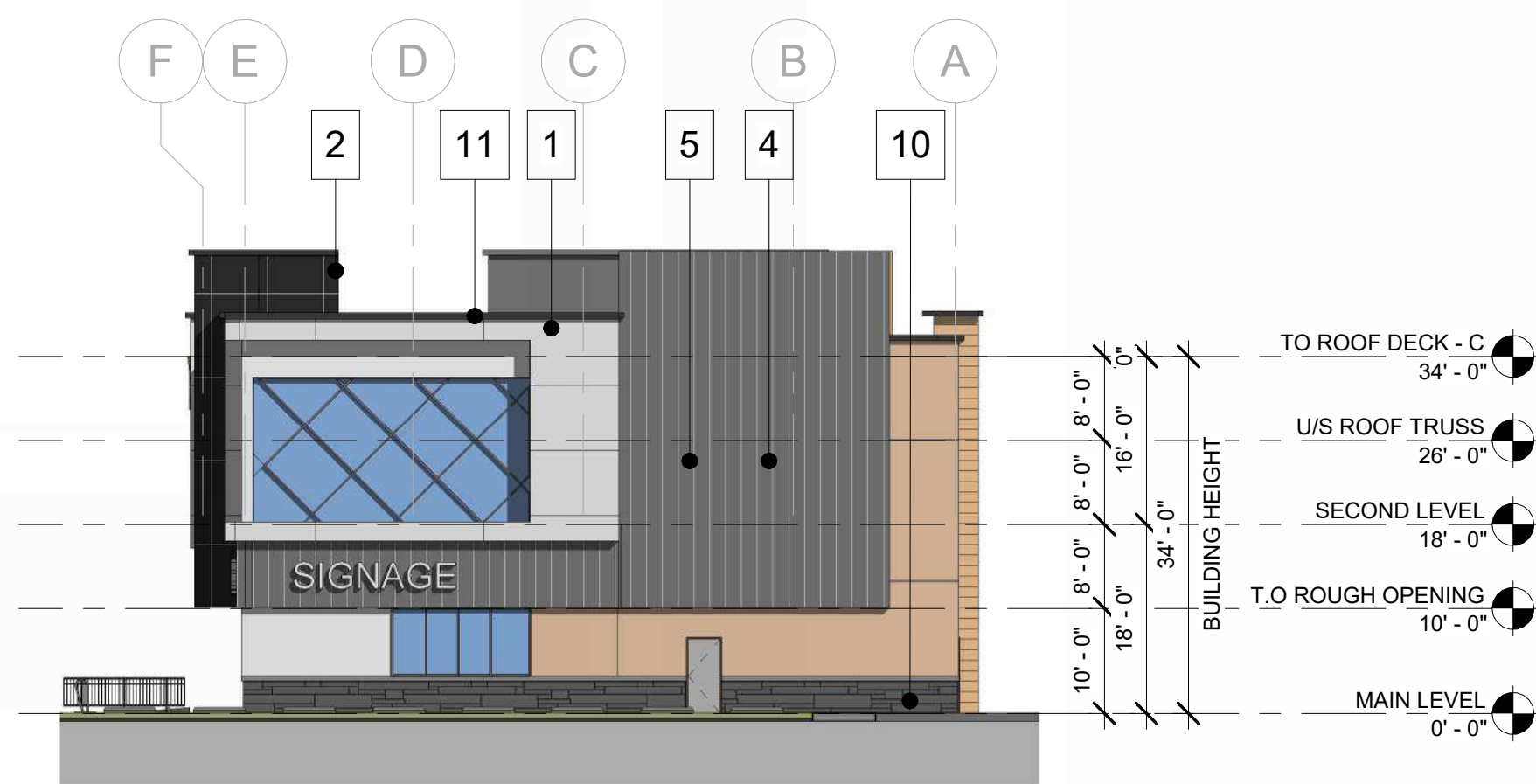
A B C D E



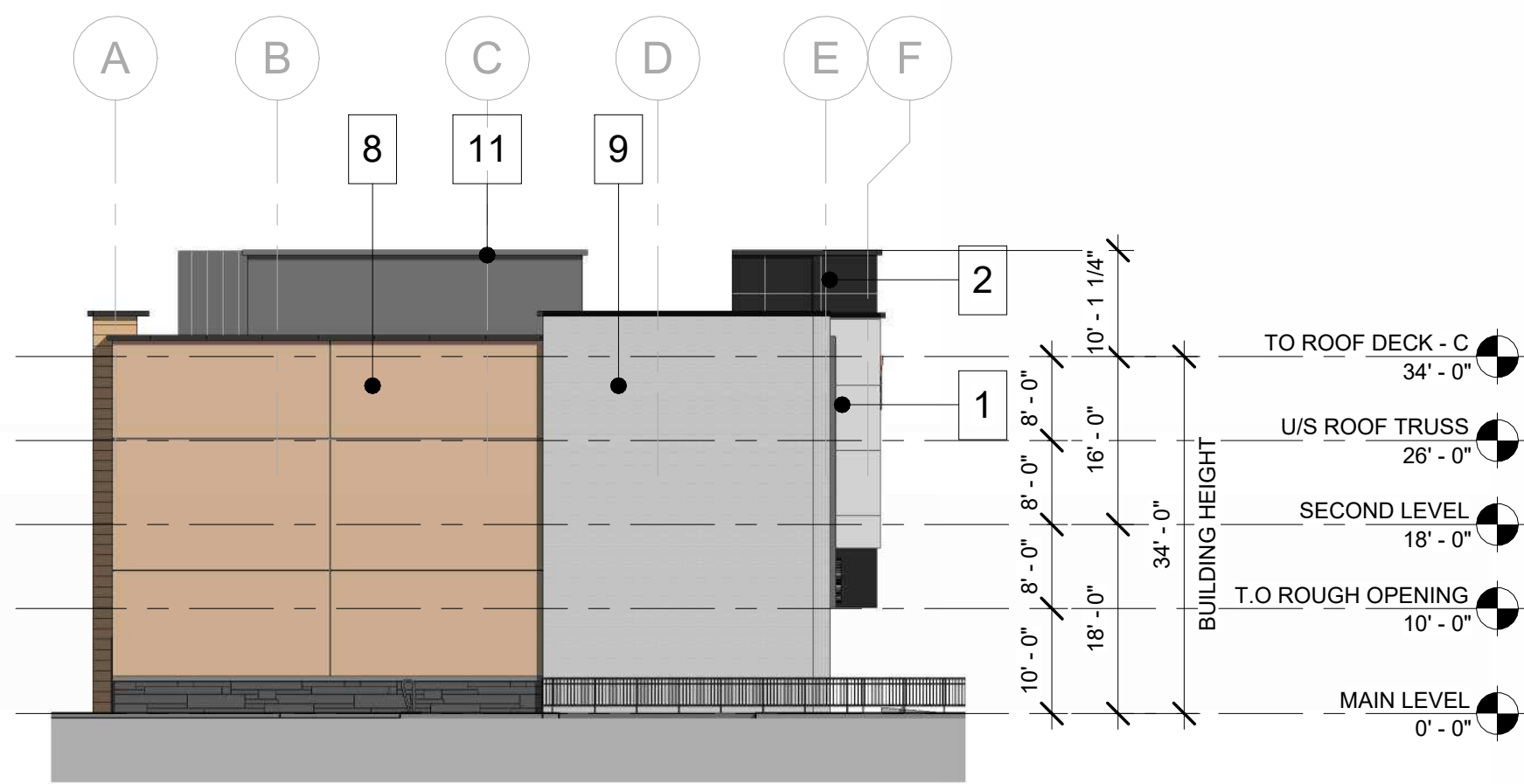
1 BUILDING C - FRONT ELEVATION (EAST)
DP208 1/16" = 1'-0"



2 BUILDING C - REAR ELEVATION (WEST)
DP208 1/16" = 1'-0"



3 BUILDING C - SIDE ELEVATION (NORTH)
DP208 1/16" = 1'-0"



4 BUILDING C - SIDE ELEVATION (SOUTH)
DP208 1/16" = 1'-0"

MATERIAL LEGEND	
1	METAL PANEL - COLOR: CLOUD WHITE
2	METAL PANEL - COLOR: CHARCOAL
3	METAL PANEL - COLOR: RED
4	EIFS STUCCO - COLOR: CHERRY
5	HARDIE PANEL - COLOR: DARK GREY
6	EIFS STUCCO - COLOR: GREY
7	HARDIE PANEL - COLOR: WALNUT
8	EIFS STUCCO - COLOR: ARCTIC WHITE
9	BRICK VENEER - COLOR: GREY
10	STONE VENEER - COLOR: GREY
11	METAL FLASHING - COLOR: CHARCOAL

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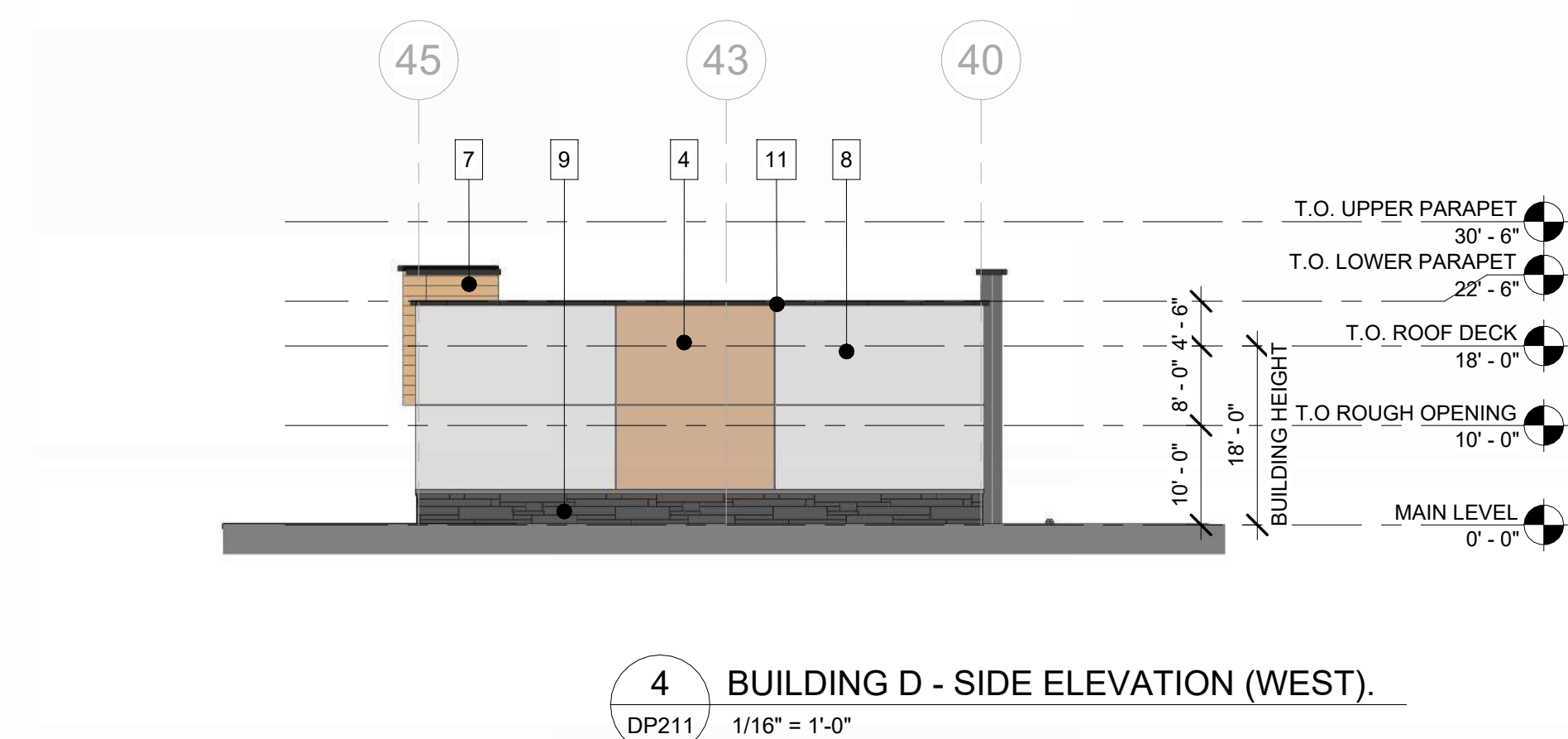
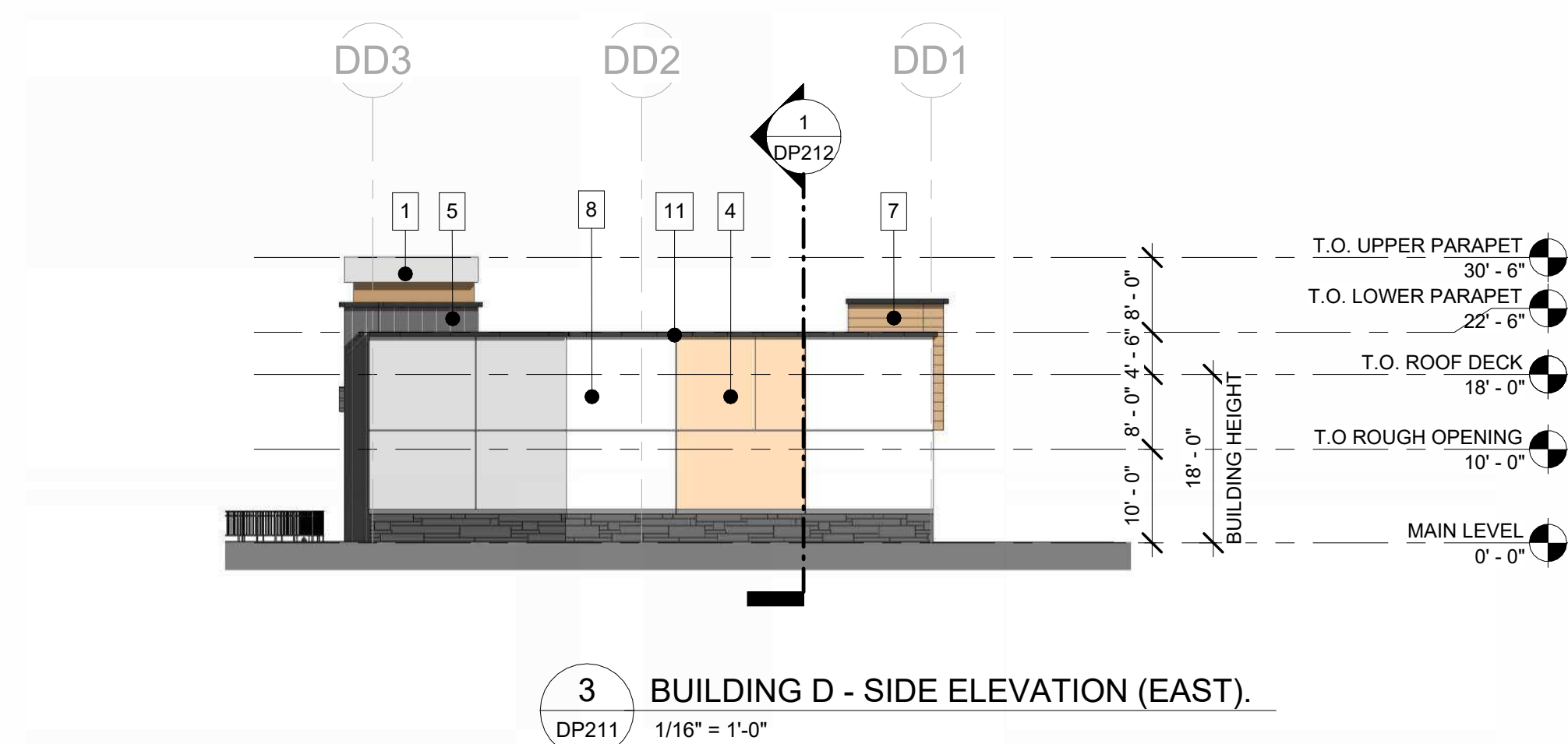
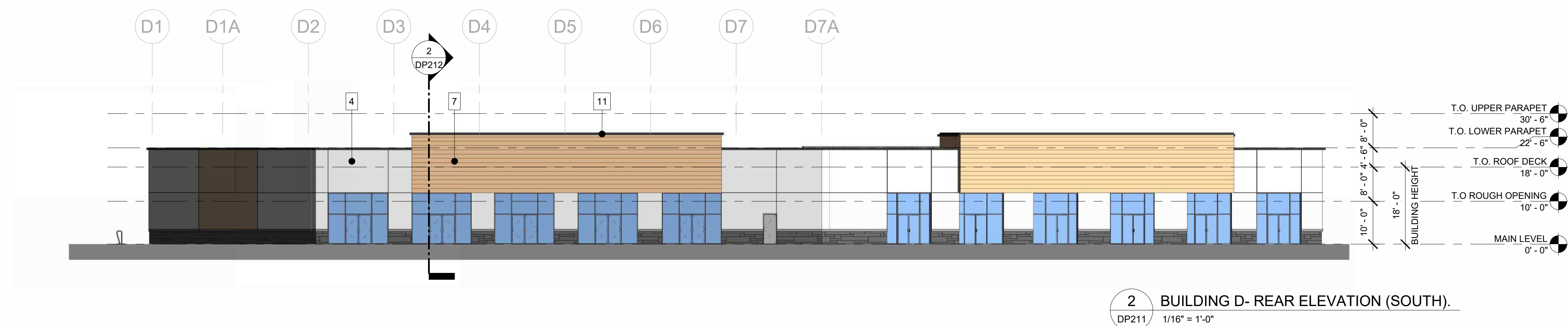
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CALGARY MIXED USE	
4115 108 AVE. NE CALGARY	
DRAWING TITLE	
BUILDING C - ELEVATIONS	
Project number	Date
AB1024	OCT 10 2025
Scale	As indicated
Drawn by	Checked by
JR	TD
DP208	REVISION
	4



MATERIAL LEGEND	
1	METAL PANEL - COLOR: CLOUD WHITE
2	METAL PANEL - COLOR: CHARCOAL
3	METAL PANEL - COLOR: RED
4	EIFS STUCCO - COLOR: CHERRY
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8	EIFS STUCCO - COLOR: ARCTIC WHITE
9	BRICK VENEER - COLOR: GREY
10	STONE VENEER - COLOR: GRAY
11	METAL FLASHING - COLOR: CHARCOAL



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CALGARY MIXED USE

4115 108 AVE. NE CALGARY

	DRAWING TITLE
--	------------------

BUILDING D - ELEVATIONS

Project number AB1024	Date OCT 10 2025
	Scale As indicated
Drawn by JR	Checked by TD

DP211

4

A

B

C

D

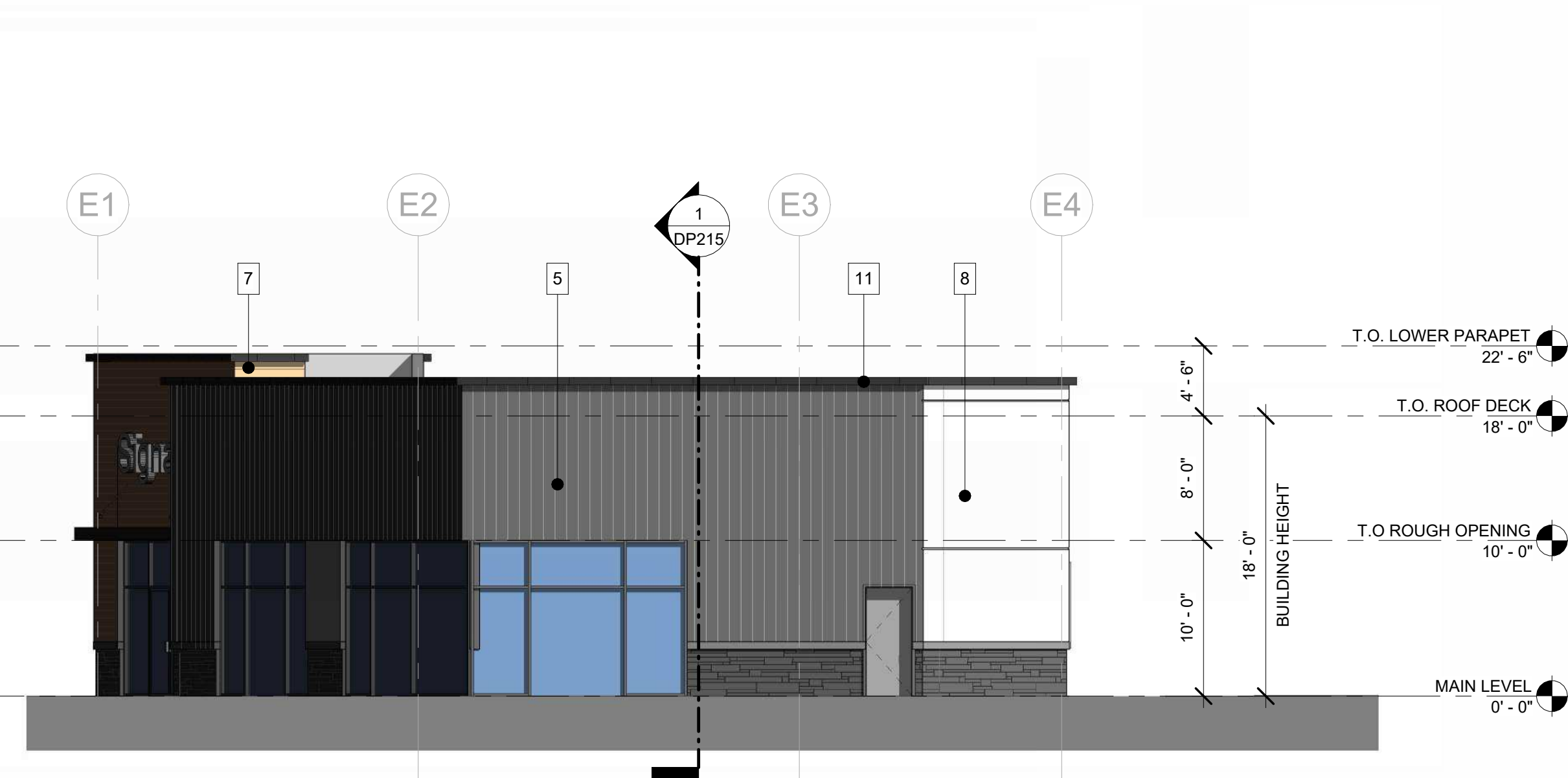
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MATERIAL LEGEND

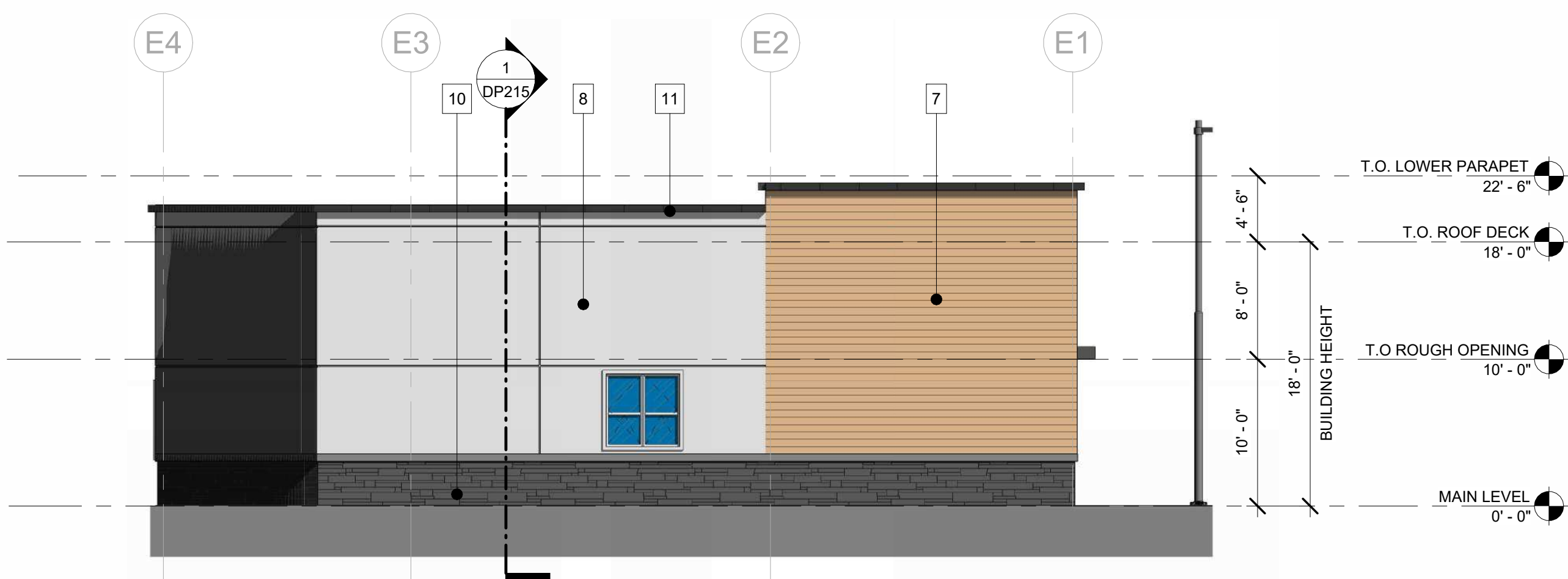
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11	METAL FLASHING - COLOR: CHARCOAL



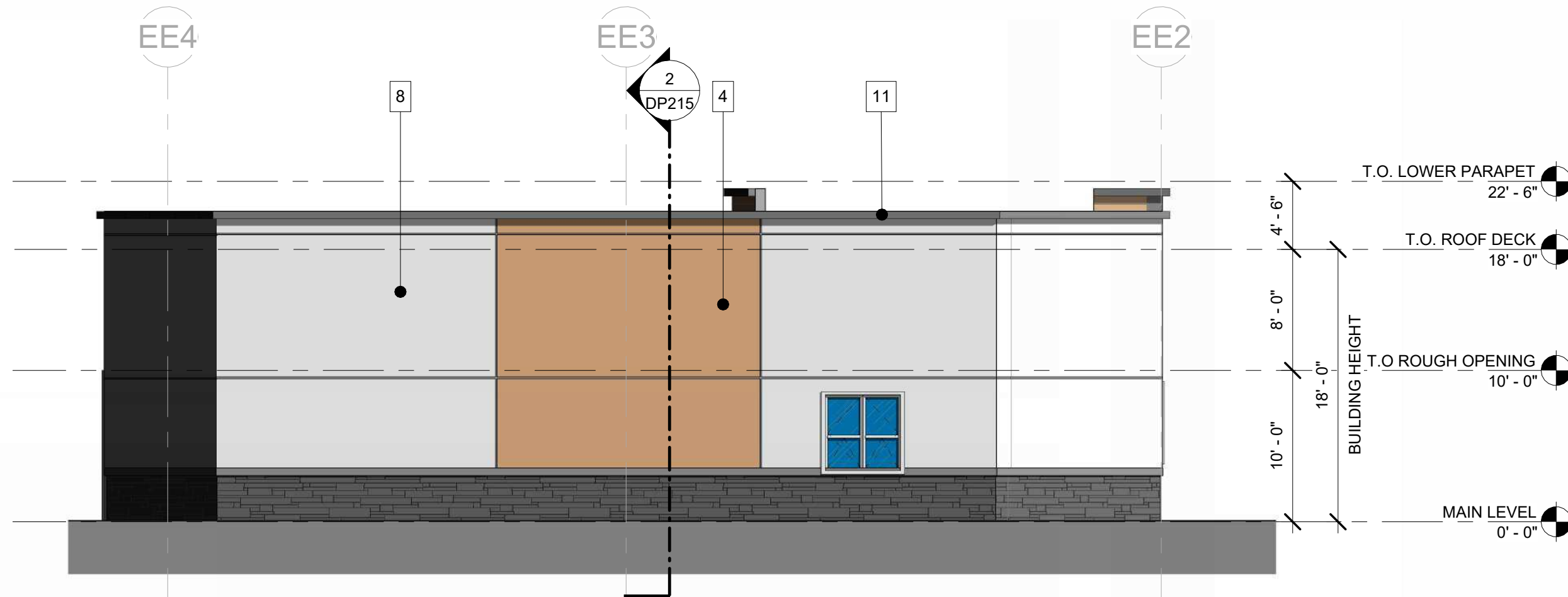
1 BUILDING E - FRONT ELEVATION (WEST)
DP214 1/8" = 1'-0"



2 BUILDING E - SIDE ELEVATION (SOUTH)
DP214 1/8" = 1'-0"



3 BUILDING E - SIDE ELEVATION (NORTH)
DP214 1/8" = 1'-0"



4 BUILDING E - REAR ELEVATION (EAST)
DP214 1/8" = 1'-0"

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TITLE

BUILDING E - ELEVATIONS

Project number

AB1024

Date

OCT 10 2025

Scale

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JR

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TD

REVISION

DP214

4

12/12/2025 2:39:31 PM