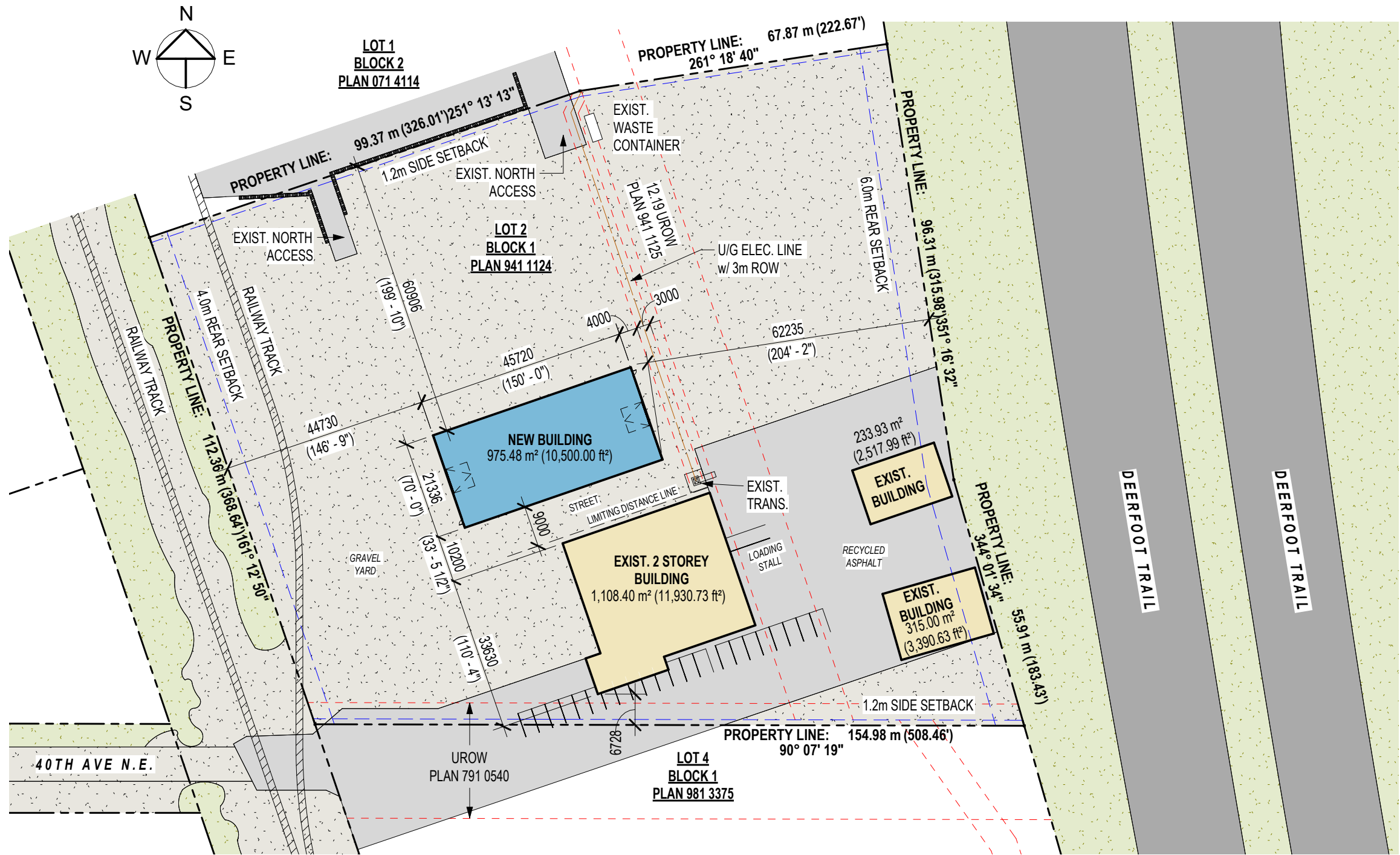




1 SITE PLAN
1 : 1000

SITE INFORMATION

MUNICIPAL ADDRESS:

1020 40TH AVE N.E. CALGARY, AB

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, PLAN 941 1124

LOT AREA:

TOTAL LOT AREA: 5.22 acres (2.11 ha) 21,124.34 m²

ZONING:

LAND USE BYLAW - 1P2007

INDUSTRIAL - GENERAL (I-G) DISTRICT

USE:

GENERAL INDUSTRIAL - MEDIUM

BUILDING AREA:

NEW BUILDING:	975.48 m² (10,500.00 ft²)
EXIST. 2 STOREY BUILDING:	1,108.40 m² (11,930.73 ft²)
EXIST. BUILDING:	233.93 m² (2,517.99 ft²)
EXIST. BUILDING:	315.00 m² (3,390.63 ft²)

FOOTPRINT: 2,632.81 m² (28,339.35 ft²)

PARCEL COVERAGE:

BUILDING FOOTPRINT = 2,632.81 m²
LOT AREA = 21,124.34 m²
2,632.81 m² / 21,124.34 m² = 12.46% PARCEL COVERAGE

PARKING:

ALL PARKING IS EXISTING AND TO REMAIN AS IS.

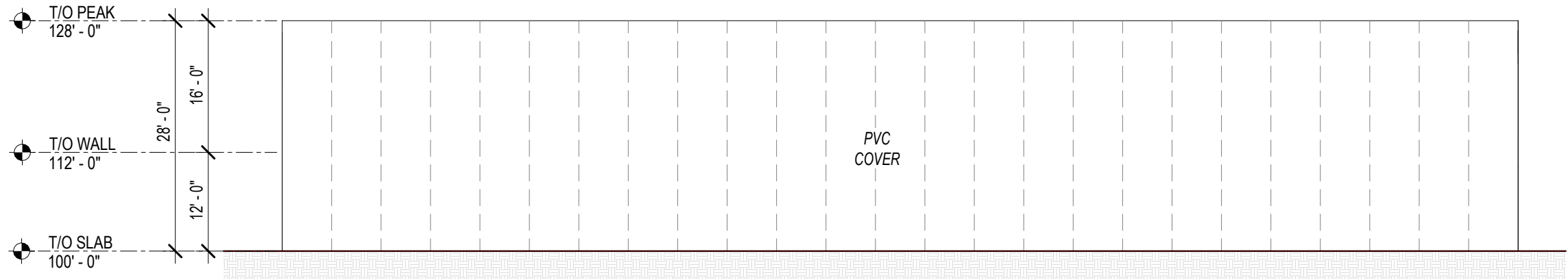
LANDSCAPING:

ALL LANDSCAPING IS EXISTING AND TO REMAIN AS IS.

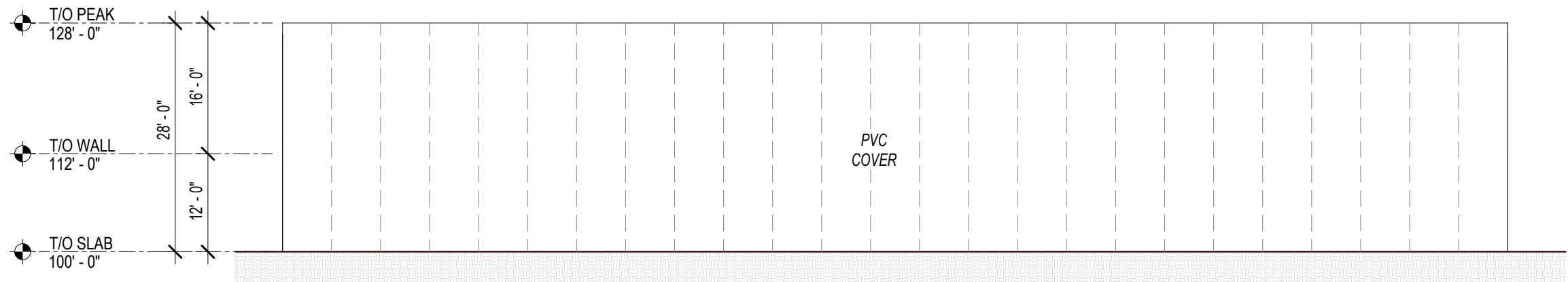
WASTE AND RECYCLE:

ALL WASTE AND RECYCLE BINS AND SERVICES ARE EXISTING AND TO REMAIN AS IS.

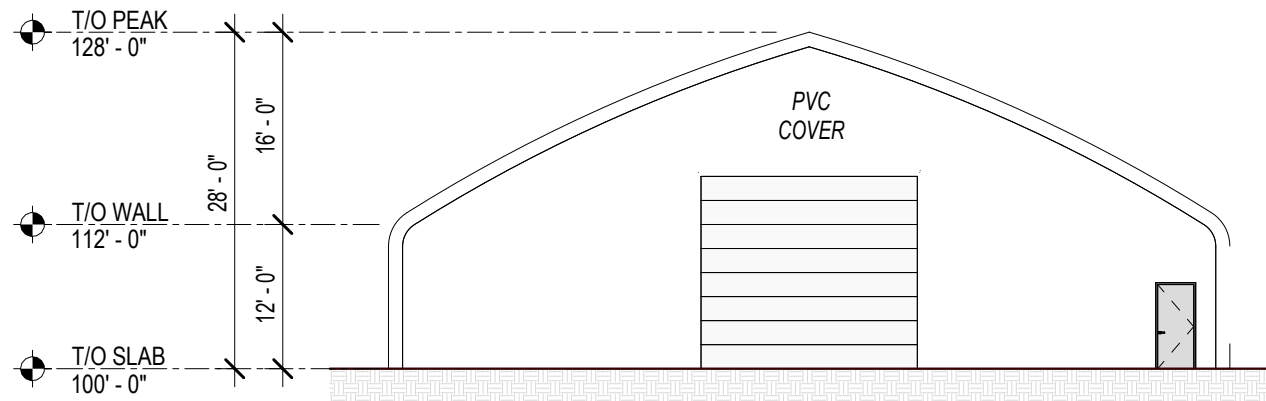
NOTE: REFER TO SITE, GROUND MARKINGS FOR EXACT LOCATION OF U/G ELECTRICAL LINE TO EXIST. TRANSFORMER.



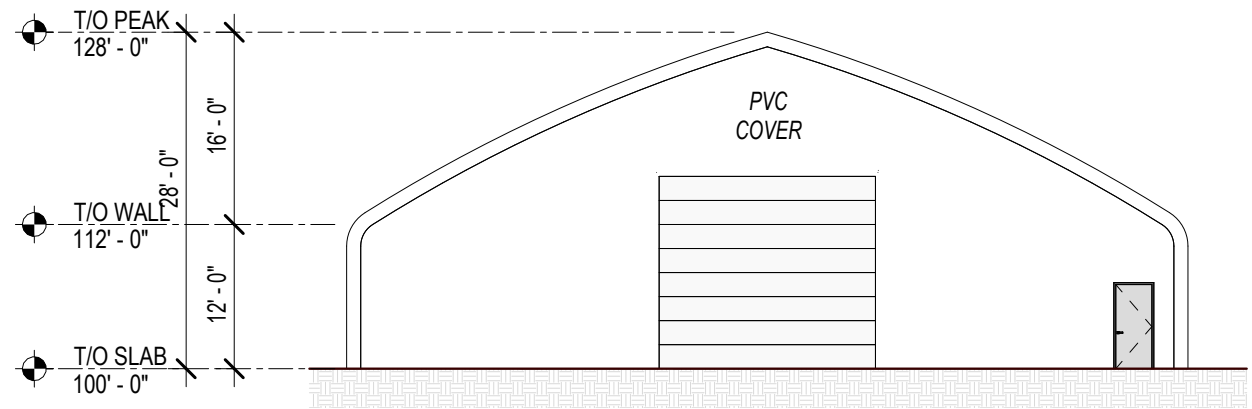
④ SOUTH ELEVATION
1/16" = 1'-0"



③ NORTH ELEVATION
1/16" = 1'-0"



① WEST ELEVATION
1/16" = 1'-0"



② EAST ELEVATION
1/16" = 1'-0"