



NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations
Poon McKenzie Architects (Alberta) Inc. Poon McKenzie Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

LEWISBURG COMMERCIAL

1100 140 AVENUE NE, CALGARY, AB

DEVELOPMENT PERMIT NUMBER: DP2025-07375

NORR PROJECT NUMBER:CO1124-0099



ISSUED FOR DR-1 - 2026-02-05

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
PASQUINI & ASSOCIATES GEOMATICS LTD. 300, 929 - 11th Street S.E., CALGARY, AB, T2G 0R4 PHONE: 403 452 7677 FAX: 403 452 7660	JUBILEE ENGINEERING CONSULTANTS LTD. 3702 Edmonton Trail N.E CALGARY, AB, T2E 3P4 PHONE: 403 264 4000 FAX: 403 269 721	NORR Suite 2300, 411 - 1st Street SE CALGARY, AB, T2G 4Y5 PHONE: 403 264 4000 FAX: 403 269 721	TRL & ASSOCIATES 100, 1615 - 10th Avenue SW CALGARY, AB, T3C 0J7 PHONE: 403 244 4944 FAX: 403 229 2110
MECHANICAL	ELECTRICAL	INTERIORS	LANDSCAPE
TLJ 301, 301 - 14th Street NW CALGARY, AB, T2N 2A1 PHONE: 403289 8852	TLJ 301, 301 - 14th Street NW CALGARY, AB, T2N 2A1 PHONE: 403289 8852	- -	GROUND CUBED Suite 25, 6020 2nd Street S.E CALGARY, AB, T2H 2L8 PHONE: 403 475 0719

Site Information		
LAND USE DISTRICT	C-C1 (Commercial - Community 1)	
LEGAL DESCRIPTION	PLAN 2510849 (BLOCK 16, LOT 4)	
MUNICIPAL ADDRESS	1100 140 AVENUE NE, CALGARY, AB	
COMMUNITY	LEWISBURG	
SITE AREA	12,074 SM	129,966 SF
	2.98 AC	1.21 HA
Development Statistics		
PROPOSED USE	4 Commercial buildings, single storey wood frame structure	
FAR		
	Maximum	1.00
	Proposed F.A.R.	0.22
Total GFA	2,701 SM	
BUILDING HEIGHT		
	Maximum	10.0M
SET BACK		
Front	3.0M	At P.L.shared with Street
Rear/Side	3.0M	At P.L.shared with Street
Rear/Side	5.0M	At P.L.shared with Residential district

Allocated Vehicle Parking						
USE		GROSS USABLE FLOOR AREA (GUFA)		MINIMUM PROPOSED STALLS PER GUFA	PROPOSED	PROVIDED
		SM	SF		STALLS	STALLS
Building 01	CRU (Commercial Retail)	914.61 SM	9646.97 SF	4 stalls per 100SM GUFA	37	37
Building 02	CRU (Commercial Retail)	636.03 SM	6646.16 SF	4 stalls per 100SM GUFA	26	26
	Child Care Service (75 students)	278.71 SM	3000.00 SF	1 stall /10 students (Pickup/ Drop off)	8	8
Building 03	CRU (Commercial Retail)	66.43 SM	715.00 SF	4 stalls per 100SM GUFA	4	4
	Liquor Store (Commercial Retail)	172.89 SM	1860.95 SF	4 stalls per 100SM GUFA	7	10
	Restaurant (Drive Through)	242.00 SM	2604.82 SF	5 stalls	5	11
Building 04	Restaurant (Drive Through)	280.08 SM	3014.78 SF	5 stalls	5	12
	Gas Bar (Convenience store)	280.08 SM	3014.78 SF	1 stalls per 100SM GUFA	3	3
Total Stalls					95 stalls	111 stalls
Deficiency						0
Surplus						16

Barrier free (B.F) Vehicle Parking as per table 1.2 Land use Bylaw, and Alberta Building code - Table 3.8.2.5

USE	GROSS USABLE FLOOR AREA (GUFA)	MINIMUM PROPOSED STALLS PER GUFA	TOTAL PARKING PROVIDED	B/F PARKING STALLS REQUIRED	B/F PARKING STALLS PROVIDED
	SM	SF	STALLS	STALLS	STALLS
Building 01	CRU (Commercial Retail)	914.81 SM	9846.97 SF	4 stalls per 100SM GUFA	37
Building 02	CRU (Commercial Retail)	636.03 SM	6846.16 SF	4 stalls per 100SM GUFA	26
	Child Care Service (75 students)	278.81 SM	3001.04 SF	1 stall /10 students (Pickup/ Drop off)	8
Building 03	CRU (Commercial Retail)	66.43 SM	715.00 SF	4 stalls per 100SM GUFA	4
	Restaurant (Drive Through)	242.00 SM	2604.82 SF	5 stalls	11
	Liquor Store (Commercial Retail)	172.89SM	1860.95 SF	4 stalls per 100SM GUFA	10
Building 04	Restaurant (Drive Through)	274.0 SM	2949.31 SF	5 stalls	12
	Gas Bar (Convenience store)	274.0 SM	2949.31 SF	3 stalls	3
				Total Stalls	111 stalls
				Deficiency	0
				Surplus	1

Note: Minimum parking required are calculated only for Barrier free Parking stall calculation

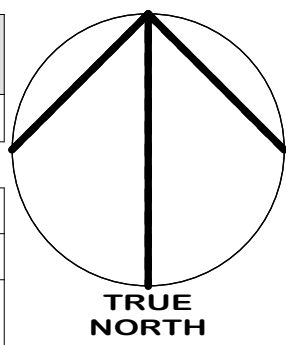
Bicycle Parking							
USE	GROSS USABLE FLOOR AREA (GUFA)		TYPE	REQUIREMENT	PROPOSED	PROVIDED	
	SM	SF			STALLS	STALLS	
Building 01							
CRU (Commercial Retail)	914.81 SM	9846.97 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 250SM GUFA	4	5	
Building 02							
CRU (Commercial Retail)	836.03 SM	6846.16 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 250SM GUFA	3	3	
Child Care Service	278.71 SM	3000.00 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 2000 SM GUFA	1	2	
Building 03							
CRU (Commercial Retail)	66.43 SM	715.00 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 250SM GUFA	1	2	
CRU (Liquor Store)	172.89 SM	1860.95 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 250SM GUFA	1	3	
Restaurant (Drive Through)	242.00 SM	2604.82 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 250SM GUFA	1	3	
Building 04							
Restaurant (Drive Through)	280.08 SM	3014.78 SF	Class 1	N/A	-	-	
			Class 2	1 stalls per 250SM GUFA	2	2	
					Total Stalls	13	20
					Deficiency	-	-
					Surplus		7

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURE	
DP-00-00-00	COVER SHEET
DP-10-00-06	LOADING TRUCK SWEEP PATH & SITE DETAILS
DP-10-00-01	OVERALL SITE PLAN, VICINITY MAP, PHASING, SITE STATISTICS
DP-10-00-03	W&R TRUCK SWEEP PATH AND DETAILS
DP-10-00-05	FIRE ACCESS ROUTE
DP-10-00-02	SITE PLAN
DP-10-00-07	SITE SECTIONS
DP-31-00-01	BUILDING SECTIONS
DP-10-00-04	W&R TRUCK SWEEP PATH AND FRONT LOADING BIN DETAILS
DP-10-01-01	LEVEL 01 - MAIN FLOOR & ROOF PLANS
DP-30-01-01	EXTERIOR ELEVATIONS
DP-30-01-02	SCREENING 3D VIEWS
DP-10-02-01	LEVEL 01 - MAIN FLOOR & ROOF PLANS
DP-30-02-01	EXTERIOR ELEVATIONS
DP-30-02-02	SCREENING 3D VIEWS
DP-10-03-01	LEVEL 01 - MAIN FLOOR
DP-30-03-01	EXTERIOR ELEVATIONS
DP-30-03-02	SCREENING 3D VIEWS

CIVIL	
SP1	SITE SERVICING PLAN
SP2	SITE GRADING PLAN

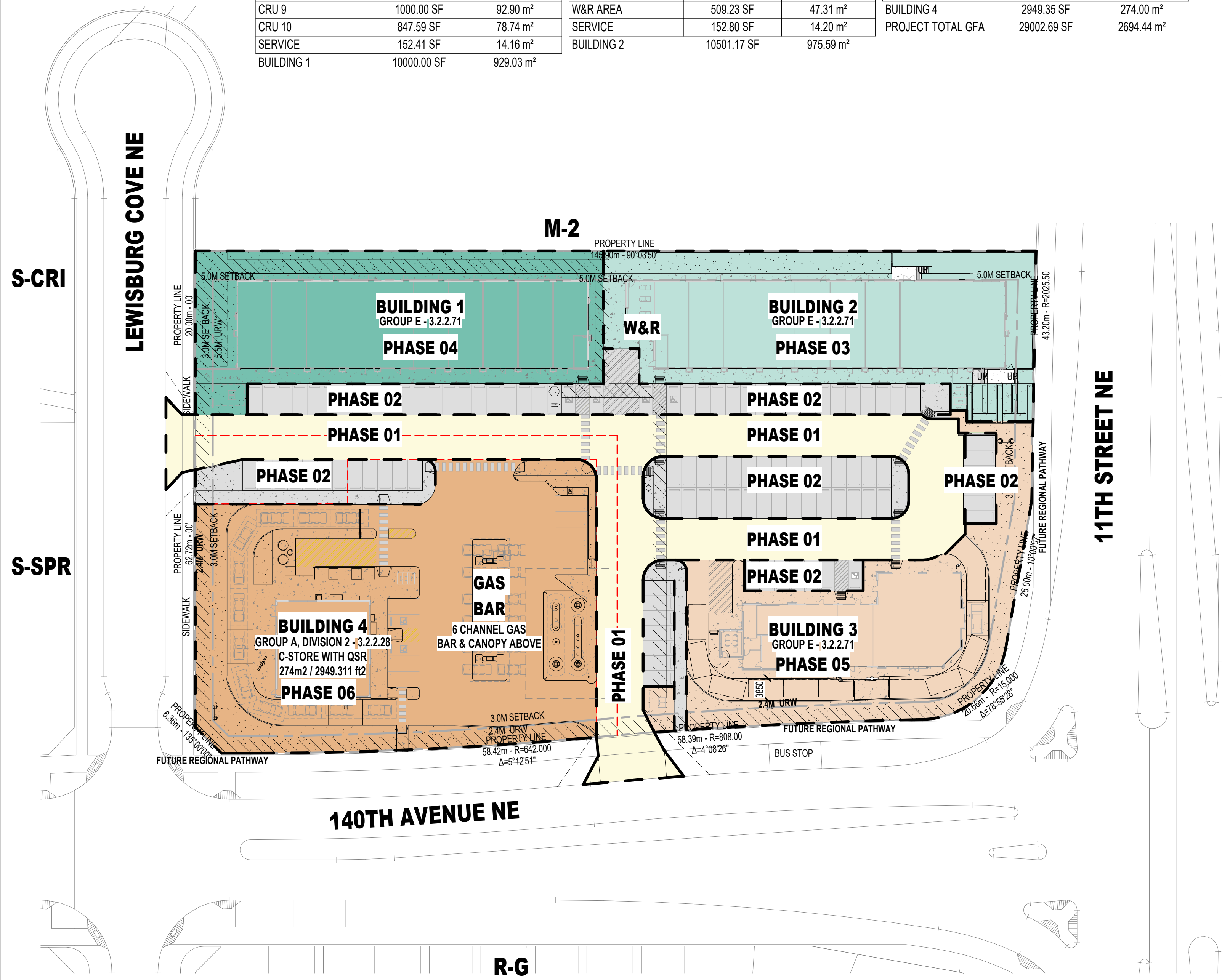
ELECTRICAL	
E10-00-01	SITE LIGHTING LAYOUT

LANDSCAPE	
DP-L1	BYLAW PLAN
DP-L2	LANDSCAPE PLAN
DP-L3	DETAILS

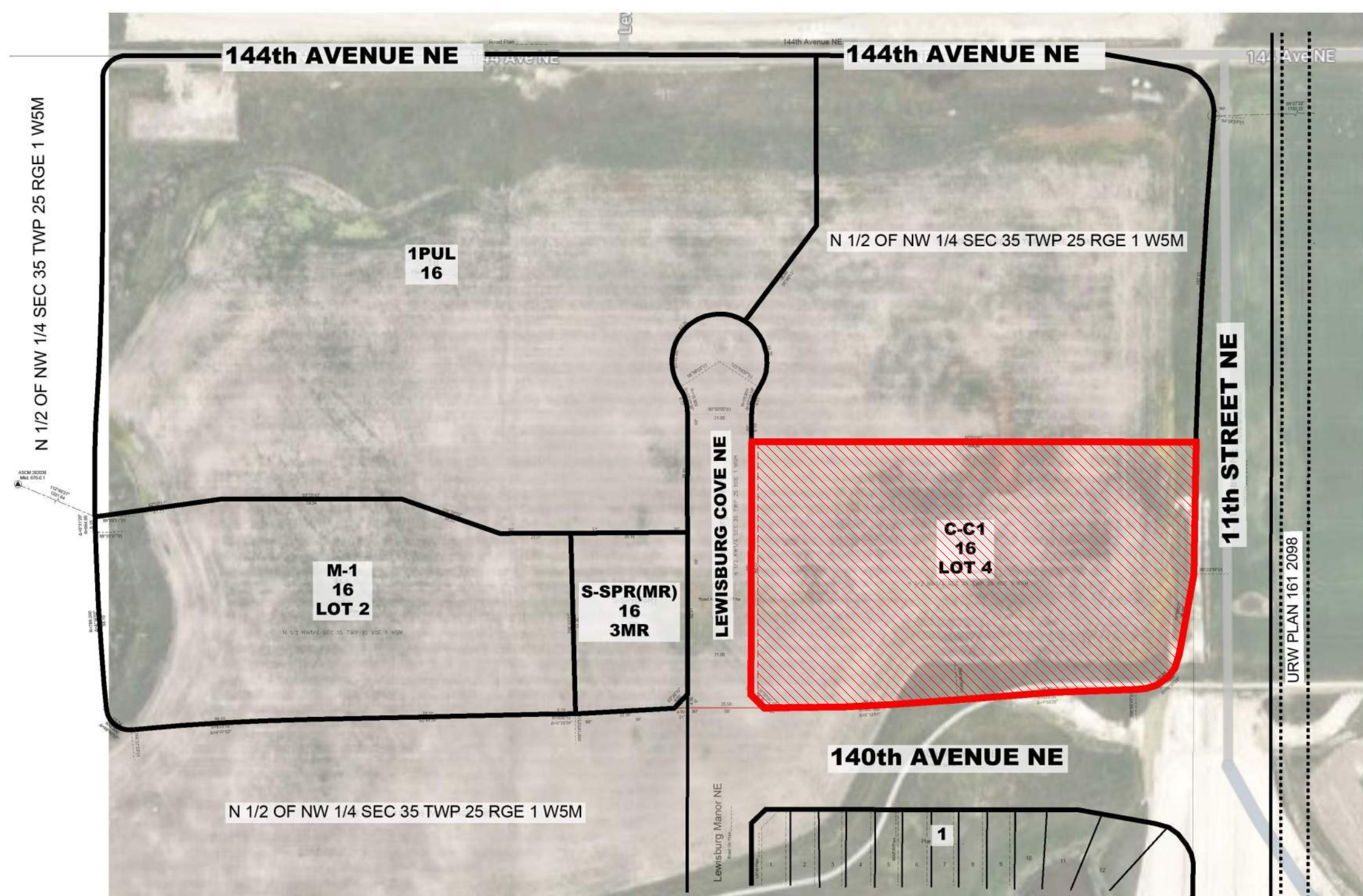
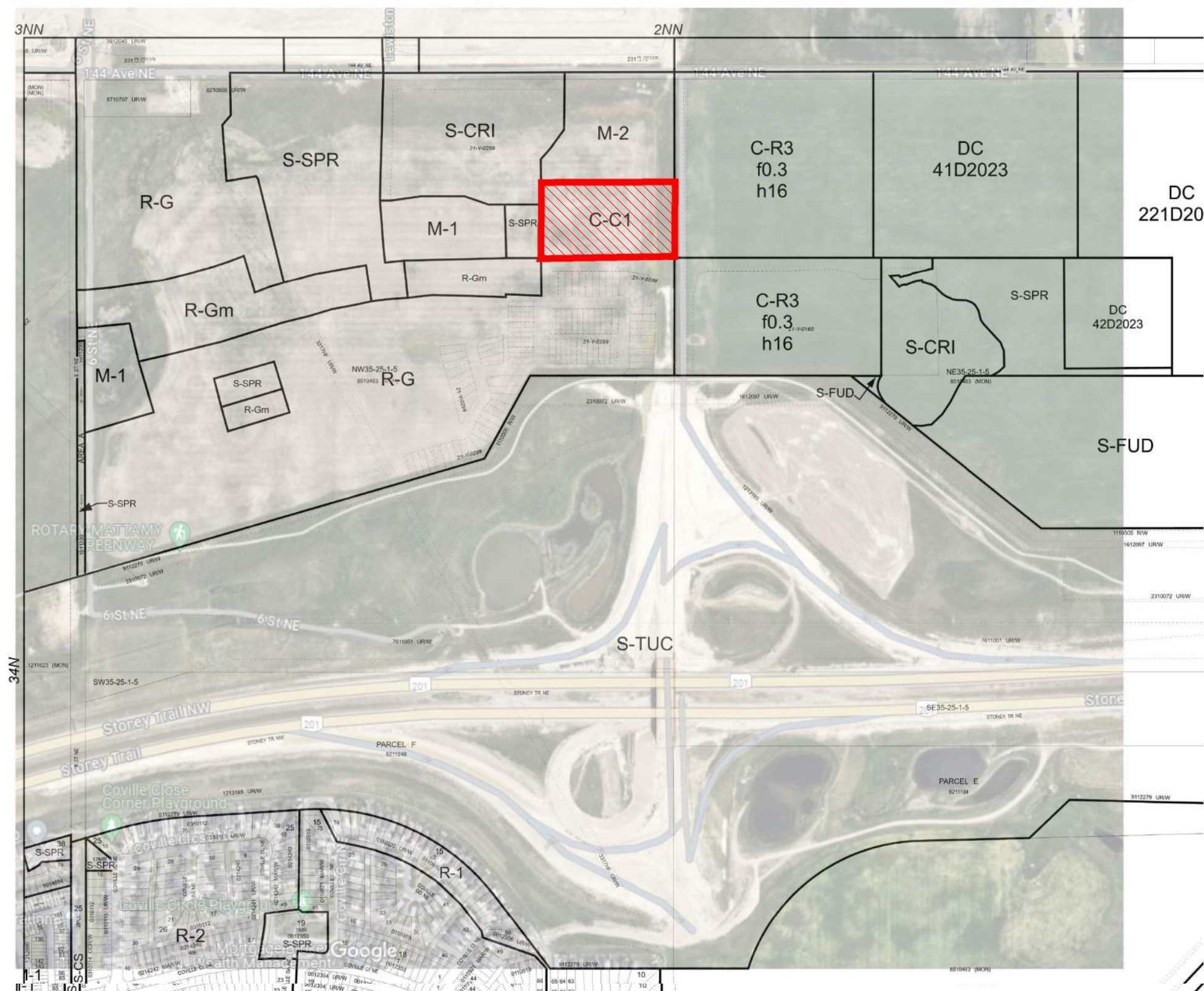


DATE	ISSUED FOR	REV
2024-07-31	ISSUED FOR DEVELOPMENT PERMIT	1
2024-10-17	ISSUED FOR DR1	2
2024-12-13	DR2	3
2025-03-11	FULL SET DR2-R1	4
2025-04-09	PRIOR TO RELEASE	5
2025-12-11	ISSUED FOR REVISIONS TO DP	6

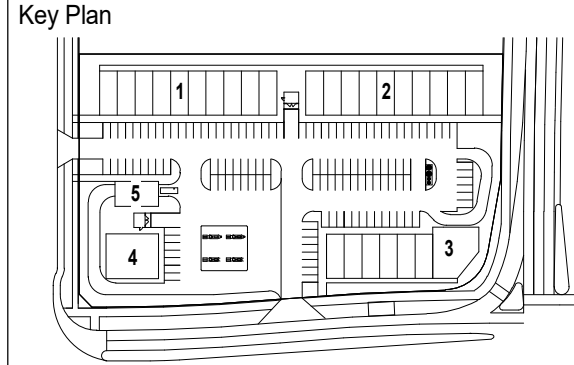
GROSS FLOOR AREA (GFA)			GROSS FLOOR AREA (GFA)			GROSS FLOOR AREA (GFA)		
	AREA SFT	AREA SQM		AREA SFT	AREA SQM		AREA SFT	AREA SQM
BUILDING 1			BUILDING 2			BUILDING 3		
CRU 1	1000.00 SF	92.90 m ²	CRU 1	839.14 SF	77.96 m ²	CRU - LIQUOR STORE	1860.95 SF	172.89 m ²
CRU 2	1000.00 SF	92.90 m ²	CRU 2	1000.00 SF	92.90 m ²	CRU 1	715.00 SF	66.43 m ²
CRU 3	1000.00 SF	92.90 m ²	CRU 3	1000.00 SF	92.90 m ²	CRU - RESTAURANT	2604.82 SF	242.00 m ²
CRU 4	1000.00 SF	92.90 m ²	CRU 4	1000.00 SF	92.90 m ²	W&R AREA	211.49 SF	19.65 m ²
CRU 5	1000.00 SF	92.90 m ²	CRU 5	1000.00 SF	92.90 m ²	SERVICE	159.92 SF	14.86 m ²
CRU 6	1000.00 SF	92.90 m ²	CRU 6	1000.00 SF	92.90 m ²	BUILDING 3	5552.18 SF	515.81 m ²
CRU 7	1000.00 SF	92.90 m ²	CRU 7	1000.00 SF	92.90 m ²	BUILDING 4		
CRU 8	1000.00 SF	92.90 m ²	CRU-CHILD CARE	3000.00 SF	278.71 m ²	C. STORE & QSR	2949.35 SF	274.00 m ²
CRU 9	1000.00 SF	92.90 m ²	W&R AREA	509.23 SF	47.31 m ²	BUILDING 4	2949.35 SF	274.00 m ²
CRU 10	847.59 SF	78.74 m ²	SERVICE	152.80 SF	14.20 m ²	PROJECT TOTAL GFA	29002.69 SF	2694.44 m ²
SERVICE	152.41 SF	14.16 m ²	BUILDING 2	10501.17 SF	975.59 m ²			
BUILDING 1	10000.00 SF	929.03 m ²						



- PHASE 01
 - DEEP SERVICES AND CONNECTIONS TO EXISTING SERVICES
 - ROADWAYS (ASPHALT ONLY) DOES NOT INCLUDE ANY CONCRETE WORK (DRIVEWAYS OR WALKWAYS)
 - SHALLOW SERVICE AS REQUIRED.
- PHASE 02
 - PARKING & DRIVEWAY
- PHASE 03
 - BUILDING 02
 - WALKWAYS, SIDE WALKS INSTALLED
 - WASTER & RECYCLING ENCLOSURE AND STAGING APRON
 - LANDSCAPE AROUND BUILDING 02
 - RAMP
- PHASE 04
 - BUILDING 01
 - WALKWAYS, SIDE WALKS INSTALLED
 - LANDSCAPE AROUND BUILDING 01
- PHASE 05
 - BUILDING 03
 - WALKWAYS, SIDE WALKS INSTALLED
 - WASTER & RECYCLING ENCLOSURE AND STAGING APRON
 - BIKE STALLS
 - LANDSCAPE AROUND BUILDING 03
 - DRIVE THROUGH
- PHASE 06 (BY TENANT)
 - BUILDING 14 AND GAS BAR
 - WALKWAYS, SIDE WALKS, PARKING INSTALLED
 - LANDSCAPE



Project Component	
CONSTRUCTION	



Consultants	
Survey:	PASQUINI & ASSOCIATES GEOMATICS LTD.
Civil:	JUBILEE ENGINEERING CONSULTANTS LTD.
Architecture:	NORR
Structural:	TRL & ASSOCIATES
Mechanical:	TLJ
Electrical:	TLJ
Interiors:	-
Landscape:	GROUND CUBED

Seal(s)

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Project Manager T.JAIN	Drawn S.KARVETI
Project Leader K.ELDIALDE	Checked T.JAIN
Client	

 TRUMAN

2236, 10 ASPEN STONE BLVD SW

LEWISBURG COMMERCIAL

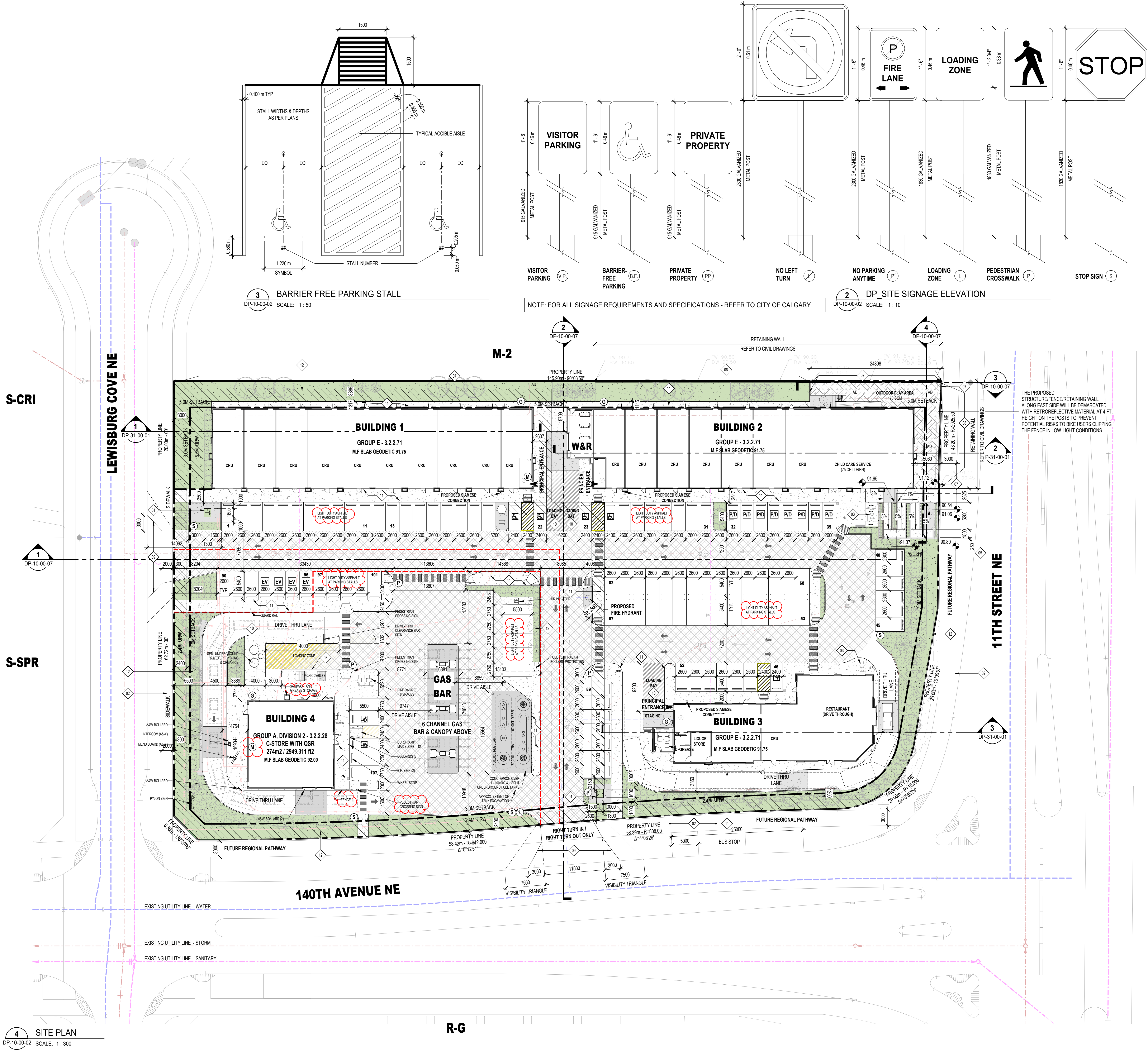
1100 140 AVENUE NE, CALGARY, AB

OVERALL SITE PLAN, VICINITY MAP, PHASING, SITE STATISTICS

Scale	As indicated
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CO1134 0099

Drawing No. **DP-10-00-01**



SITE KEYNOTES

- PROPOSED LOCATION OF ELECTRICAL TRANSFORMER
- PUBLIC WALKWAY
- PROPOSED CLASS 2 BIKE PARKING
- PROPOSED FIRE HYDRANT
- PROPOSED PYLON SIGN
- PROPOSED DRIVE THROUGH MENU BOARD AND ORDERING STATION. LOCATION TO BE COORDINATED WITH TENANT IMPROVEMENT
- 6FT HIGH FENCE
- PROPOSED RETAINING WALL. REFER TO CIVIL DRAWINGS
- PROPOSED ENTRANCE APRON
- PROPOSED LOADING BAY
- CONCRETE WALKWAY
- PLANTS REFER TO LANDSCAPE
- PULLBOX, REFER TO SHALLOWS DESIGN PLAN

SITE PLAN NOTES

- REGULAR ASPHALT ON PARKING STALLS
- WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (W.P.)
- NO PARKING ANYTIME/FIRE LANE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 8.5m.
- REFER TO CIVIL DRAWINGS FOR SERVING AND GRADING.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

GENERAL NOTES

- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS AND FEATURES.
- REFER TO LIGHTING PLAN FOR SITE LIGHTING LAYOUT AND DETAILS. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
- REFER TO DP10-00-03 FOR WASTE & RECYCLING DRAWINGS AND DETAILS.
- ALL PROPERTY LINES ARE EXISTING AND ALL ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE.
- NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION.
- ALL INFORMATION ABOUT SERVICES, UTILITY RIGHT OF WAY AND GRADING IS PROVIDED & EXTERIOR STEPS BY CIVIL ENGINEER AND IT'S SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. IF THERE IS ANY DISCREPANCY AND FOR ADDITIONAL INFORMATION REFER TO CIVIL DRAWINGS.
- THIS DEVELOPMENT PERMIT DRAWING AND NOTED AREA CALCULATION IS FOR GENERAL REFERENCE ONLY. ALL BUILDINGS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT.

SITE LEGEND

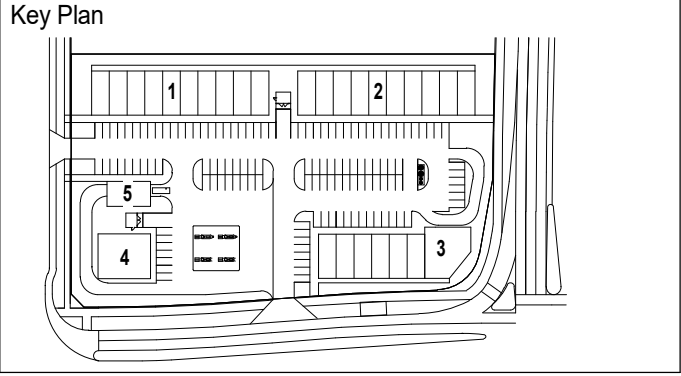
- PRINCIPAL ENTRY
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- NO LEFT TURN
- NO PARKING ANY TIME / FIRELANE
- STOP SIGN
- LOADING BAY
- PEDESTRIAN CROSSWALK
- GAS METER
- WATER METER
- CATCH BASIN
- GRATED TOP MANHOLE
- DIRECTION OF TRAVEL
- TRANSFORMER & CONC. PAD
- WHEELCHAIR RAMP
- NUMBER OF RISERS (REFER TO CIVIL DRAWINGS)
- FIRE HYDRANT EXISTING (E) & PROPOSED (P)
- MAIN FLOOR (ENTRY LEVEL)
- PAINTED PEDESTRIAN CROSSWALK
- RETAINING WALL
- CONCRETE SIDEWALK
- URW AREA
- HEAVY DUTY ASPHALT
- FIRE ACCESS ROUTE
- FIRE ACCESS ROUTE TO BE MINIMUM 6.0M WIDE MADE OF HEAVY DUTY ASPHALT (ABLE TO SUPPORT A MIN. OF 85,000 LB OR 38,556 KG)
- PROPERTY LINE
- SETBACK LINE
- UTILITY - GAS LINE
- UTILITY - WATER LINE
- UTILITY - SANITARY LINE
- UTILITY - STORM LINE
- STRATA LINE
- PARKING FOR ELECTRICAL VEHICLE
- PICK UP/DROP OFF PARKING STALL (CHILD CARE SERVICE)

DATE	ISSUED FOR	REV
2024-07-31	ISSUED FOR DEVELOPMENT PERMIT	1
2024-10-17	ISSUED FOR DR1	2
2024-12-13	DR2	3
2025-01-08	DR2 - R1	4
2025-03-11	FULL SET DR2-R1	5
2025-04-09	PRIOR TO RELEASE	6
2025-12-05	BLDG 4 SITE REVISION	7
2025-12-11	ISSUED FOR REVISIONS TO DP	8
2026-02-04	ISSUED FOR DR-1	9

This drawing has been prepared solely for the use of TRUMAN and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
CONSTRUCTION



Consultants
Survey: PASQUINI & ASSOCIATES GEOMATICS LTD.
Civil: JUBILEE ENGINEERING CONSULTANTS LTD.
Architecture: NORR
Structural: TRL & ASSOCIATES
Mechanical: TLJ
Electrical: TLJ
Interiors: TLJ
Landscape: GROUND CUBED

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TRUMAN
2236, 10 ASPEN STONE BLVD SW
Project
LEWISBURG COMMERCIAL

1100 140 AVENUE NE, CALGARY, AB
Drawing Title

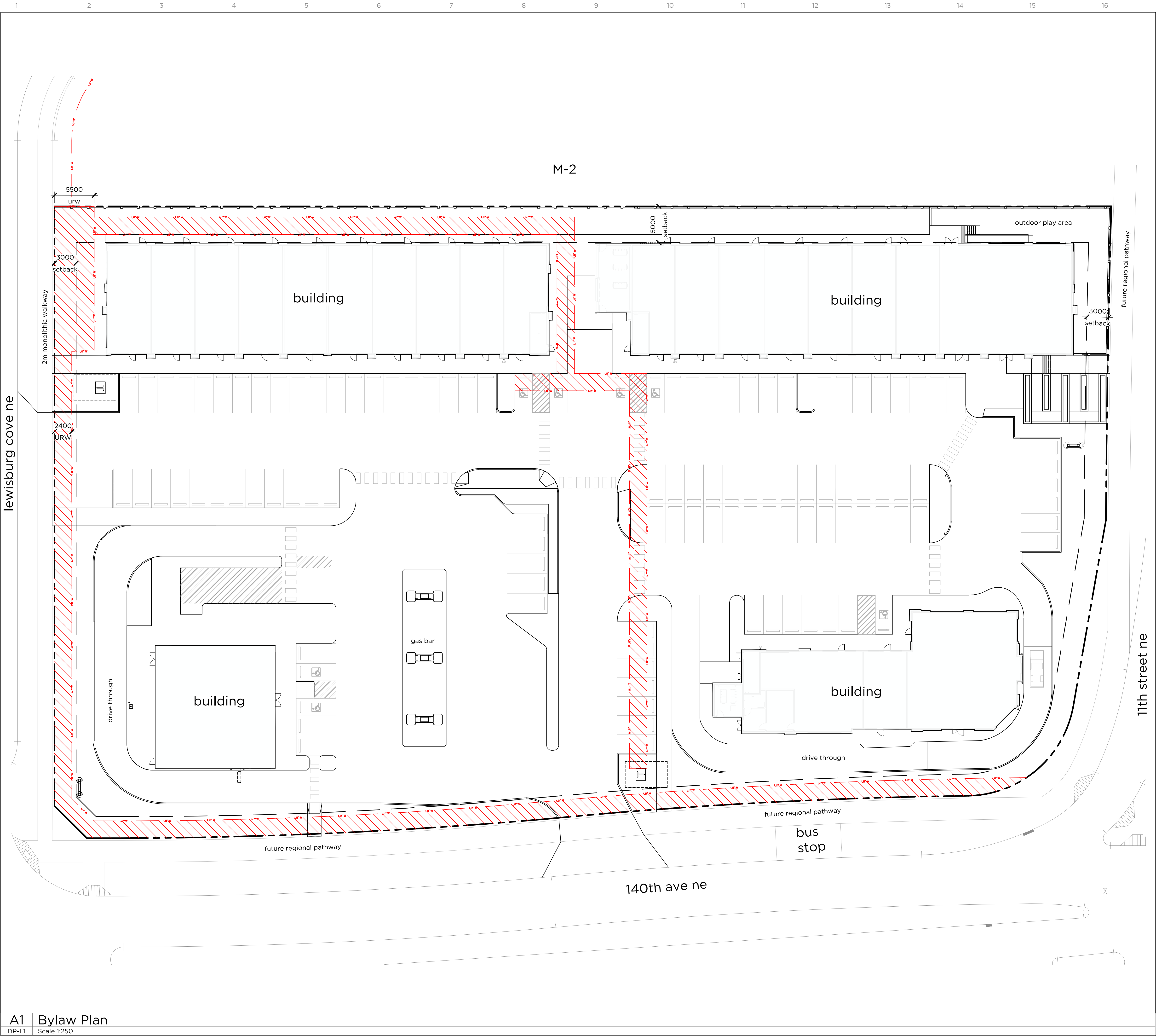
SITE PLAN

Scale
As indicated

Project No.
CO1124-0099

Drawing No.
DP-10-00-02

p:\2 - commercial development\24.211 - truman lewisburg commercial\02 drawings\03 schematic design\24.211 - layouts.dwg



Legend

symbol	description
	property line
	setback line
	utility right of way - refer to civil

Landscape Bylaw Calculations

landscape area calculations are based on the city of Calgary land-use bylaw IP2007, part 7, division 4: Commercial - Community 1 (C-C1) District

requirement summary

- minimum of 25% of all trees required must be coniferous
- deciduous trees must have a minimum caliper of 50 mm and at least 50% of the provided deciduous trees must have a minimum caliper of 75 mm at the time of planting
- coniferous trees must have a minimum height of 2.0m and 50% of the provided coniferous trees must be a minimum of 3.0 m in height at the time of planting
- shrubs must have a minimum height or spread of 0.6 m at the time of planting

area calculations

- setback area = 1,584m²

planting requirements

total planting required
-trees
total setback area adjacent to M-2 (729 m² / 30 m²) = 26.4 (27)

-shrubs
total setback area adjacent to M-2 (729 m² / 30 m²) x2 = 52.8 (53)

-trees
total setback area adjacent to street (855 m² / 35 m²) = 24.4 (25)

-shrubs
total setback area adjacent to street (855 m² / 35 m²) x2 = 48.8 (49)

total planting provided

coniferous trees
- 2.0 m ht. = 7
- 3.0 m ht. = 9
overall coniferous tree total = 16

deciduous trees
- 50 mm caliper = 16
- 75 mm caliper = 23
overall deciduous tree total = 39

overall tree total = 55

shrub total = 155

General Notes

1. site plan prepared using information provided by NORR received December 4th, 2025.
2. contractor is responsible for locating utilities and protecting same from damage during construction, contact Utility Safety Partners at 1-800-242-3447. commencement of work indicates completion of utility locates.
3. all drawings are property of landscape architect. site clean-up is incidental to the work. the contractor shall report any discrepancies between the site conditions shown and to those existing at the time of construction to the owner's representative.
4. if discrepancies exist between drawings, the largest scale shall be taken as correct. final interpretation belongs to the landscape architect.
5. contractor to coordinate and attend all inspections and approvals required by the owner.
6. all drawings are metric unless otherwise noted.
7. all layout shall be approved on site by landscape architect prior to construction. contractor to notify owner's representative minimum 72 hours prior.
8. contractor shall refer to related disciplines as indicated on plan's where applicable.
9. all soft landscape areas are to be sloped to ensure positive drainage away from structures, u.n.o.
10. disturbance outside limit of construction line to be repaired to the satisfaction of the owner's representative.

Irrigation Note

1. All soft surfaced landscaped areas must be irrigated by an underground irrigation system.



issue	date	no.
issued for draft	24/07/25	1
issued for DP	24/07/30	2
issued for DTR1	24/10/17	3
issued for DTR2	24/12/18	4
issued for revisions to DP	25/12/12	5
issued for DR Response	26/02/05	6

revision	date	no.
revised for	yy/mm/dd	a

project
Truman Lewisburg Commercial

drawn JK	checked JJ	approved JJ
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project # 24.211	date 2026/02/05
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drawing
Landscape Plan

	sheet DP-L1
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