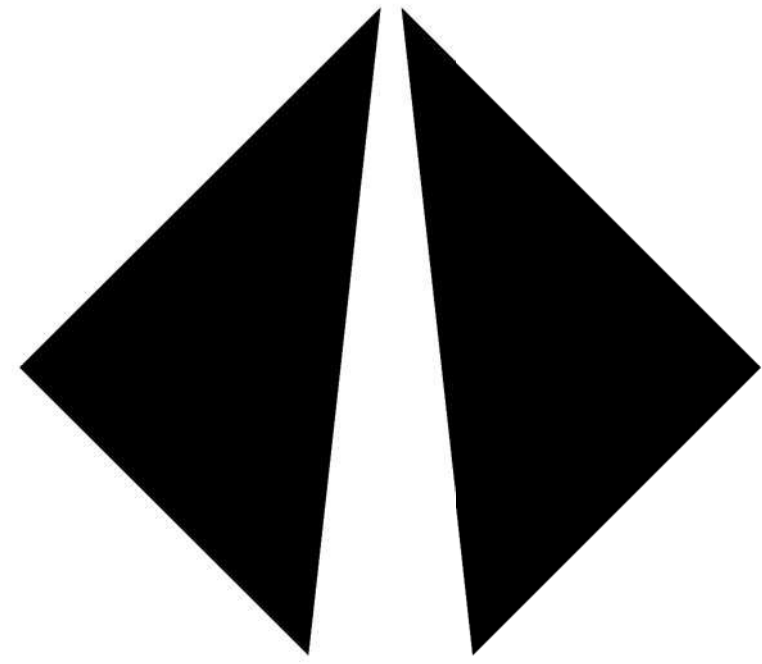




INTERNATIONAL Bosch Truck Group Inc.



PROPOSED SITE LOCATION

PANOTINI PARK
7270 96 AVENUE SE, CALGARY
PROPOSED LOT: 4 BLOCK: 7 PLAN: 241 0408

ZONED : I-G
15.02 ACRES / 6.08 HECTARES

BUILDING DETAILS

BUILDING CLASSIFICATION
NATIONAL BUILDING CODE - 2023 ALBERTA EDITION -
3.2.2.76. GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED

BUILDING FOOT PRINT = 93,842.29 ft² / 8,718.23 m²
GROSS FLOOR AREA = 108,315.42 ft² / 10,062.83 m²

PAGE	TITLE
A1	EXISTING SITE PLAN
A1.1	PROPOSED BUILDING LOCATION ON SITE
A1.2	PROPOSED GRADING / LIGHTING PLAN
A1.3	PROPOSED LANDSCAPING / PARKING
A2	MAIN FLOOR PLAN FULL
A2.1	MAIN FLOOR PLAN FRONT
A2.2	MAIN FLOOR PLAN BACK
A2.3	2ND FLOOR / MEZZ
A3	ELEVATIONS FULL
A3.1	ELEVATION DETAILS NORTH
A3.2	ELEVATION DETAILS SOUTH
A3.3	ELEVATION DETAILS EAST / WEST
A3.4	FLOOR AREAS BY TYPE

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	1	10/01/20	ISSUED FOR CONSTRUCTION			PROJECT NAME: BOSCH TRUCK GROUP INC. LOCATION: CALGARY, ALBERTA PROJECT TYPE: COMMERCIAL DEALERSHIP TITLE: COVER PAGE	SHEET: A0



BOYCHUK DESIGN BUILD



① SITE EXISTING
1 : 700

DESIGN: DB	PROJECT NAME: BOSCH TRUCK GROUP INC.		SHEET: A1
DRAWN: JP	LOCATION: CALGARY, ALBERTA		
CHECKED: DB	PROJECT TYPE: COMMERCIAL DEALERSHIP		
DATE: 12/26/25	TITLE: EXISTING SITE		
SCALE: 1/200			

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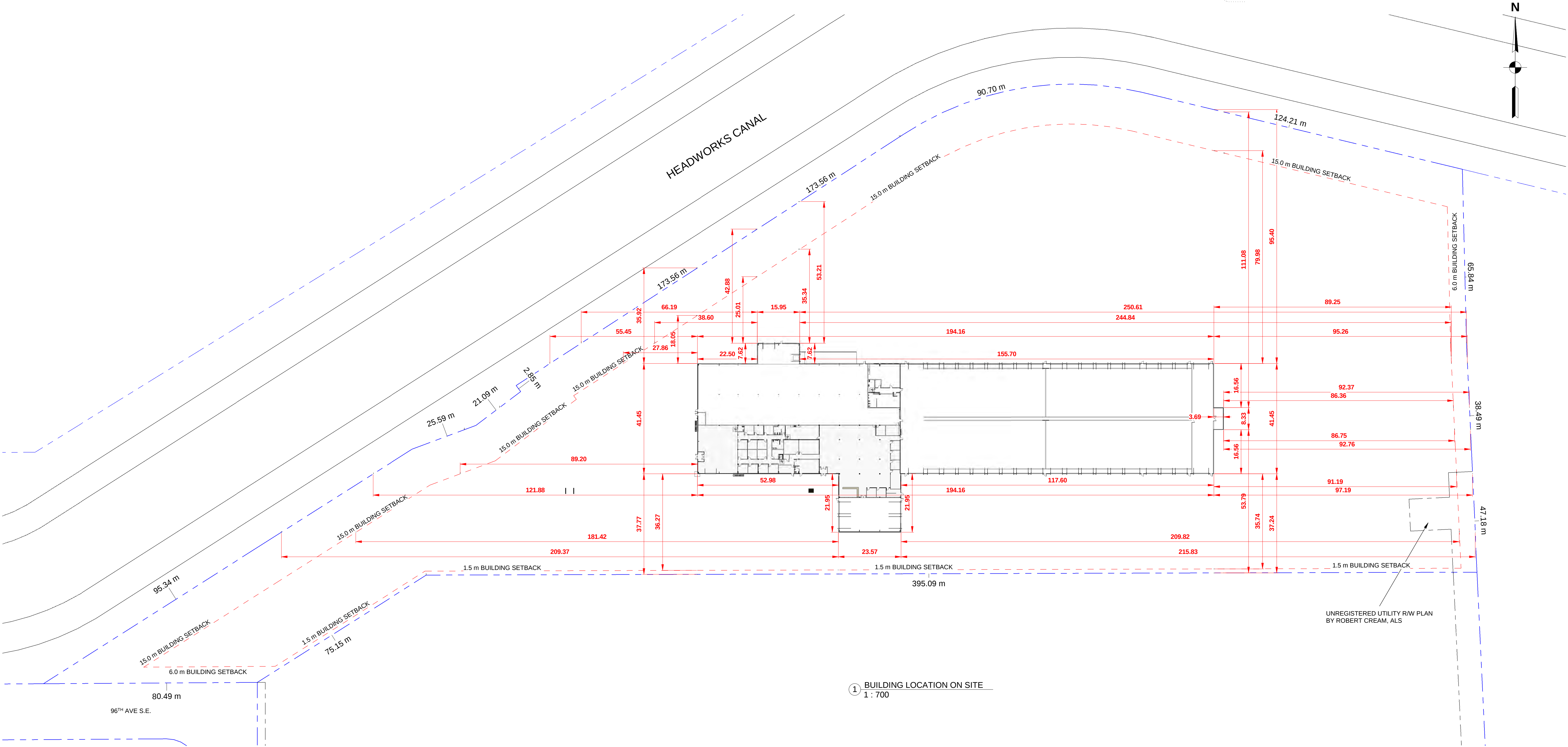
PROJECT NAME: **BOSCH TRUCK GROUP INC.**

LOCATION:
CALGARY, ALBERTA

PROJECT TYPE:
COMMERCIAL DEALERSHIP

TITLE: EXISTING SITE

SHEET
A1



① BUILDING LOCATION ON SITE
1 : 700

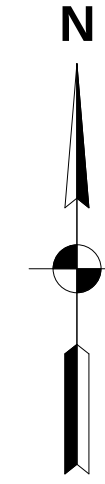
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DATE: 12/26/25
SCALE: 1 : 700

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PROJECT NAME: BOSCH TRUCK GROUP INC.	
LOCATION: CALGARY, ALBERTA	SHEET: A1.1
PROJECT TYPE: COMMERCIAL DEALERSHIP	
TITLE: BUILDING LOCATION ON SITE	



LANDSCAPING CALCULATIONS

REQUIRED LANDSCAPING IN SETBACK AREA = 10,465.82 m²
1 TREE AND 2 SHRUBS PER 35 m²
TREES = 10,465.82 m² / 35 m² = 299.02
SHRUBS = (10,465.82 m² / 35 m²) X 2 = 598.05

REQUIRED TREES = 299

MINIMUM 25% CONIFEROUS
299 X 0.25 = 74.75 = MINIMUM 75 CONIFEROUS TREES

DECIDUOUS TREES MINIMUM CALLIPER = 50 mm
CONIFEROUS TREES MINIMUM HEIGHT = 2.0 m

REQUIRED SHRUBS = 598

SHRUB MINIMUM HEIGHT OR SPREAD = 0.6 m

PROPOSED LANDSCAPING

WEST LANDSCAPED AREA (TO END OF ASPHALT PAVING) = 4,306.79 m²

TREES = 4,306.79 m² / 35 m² = 123.05 = 123 TREES
MINIMUM 25% CONIFEROUS
123 X 0.25 = 30.75 = MINIMUM 31 CONIFEROUS TREES

PROPOSED CONIFEROUS TREES = 50
PROPOSED DECIDUOUS TREES = 73

SHRUBS = (4,306.79 m² / 35 m²) X 2 = 246.1 = 246 SHRUBS

AREA TO BE SOFT LANDSCAPED WITH DROUGHT RESISTANT GRASS AND DECORATIVE LANDSCAPE ROCK
AREA TO BE IRRIGATED WITH UNDERGROUND SYSTEM.

EAST LANDSCAPED AREA = 5,651.48 m²

NO TREES OR SHRUBS PROPOSED
AREA TO BE SOFT LANDSCAPED WITH HYDRO SEEDING.
AREA TO BE NATURALLY IRRIGATED.

LANDSCAPE LEGEND

- EXTERIOR CONCRETE, BROOM FINISH
ON SITE = 1,421.30 m²
ON BOULEVARD = 112.78 m²
- ASPHALT PAVEMENT = 7,045.54 m²
- LANDSCAPE ROCK, GRAY = 890.16 m²
- GRASS, UNDERGROUND IRRIGATED
DROUGHT RESISTANT
ON PROPERTY = 4,371.52 m²
BOULEVARD = 245.48 m²
- HYDRO SEEDED AREA, NATURALLY IRRIGATED
= 5741.28 m²
- GRAVEL YARD = 32,467.39 m²

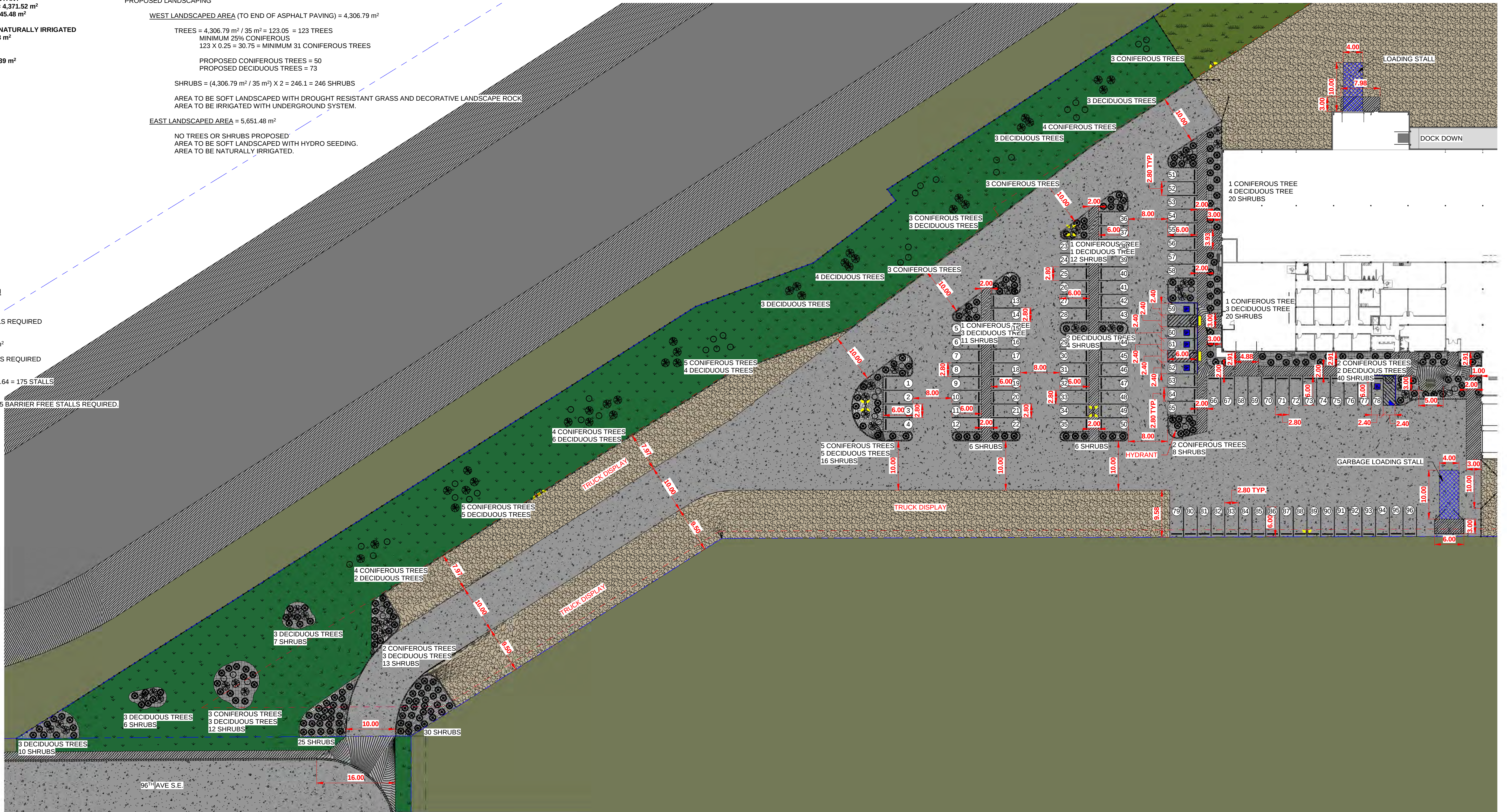
BARRIER FREE PARKING STALL CALCULATION

TOTAL OFFICE AREA = 2,492.72 m²
4 PARKING STALLS PER 100 m² =
(2,492.72 / 100) X 4 = 99.71 STALLS REQUIRED

TOTAL WAREHOUSE & SHOP AREA = 7,492.50 m²
1 PARKING STALL PER 100 m² =
(7,492.50 / 100) X 1 = 74.93 STALLS REQUIRED

TOTAL REQUIRED STALLS = 99.71 + 74.93 = 174.64 = 175 STALLS

N.B.C. - 2023 ALBERTA EDITION TABLE 3.8.2.5 = 5 BARRIER FREE STALLS REQUIRED.



1 PROPOSED LANDSCAPING / PARKING
1 : 400

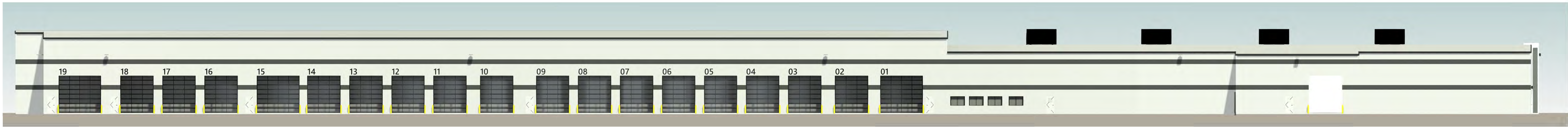
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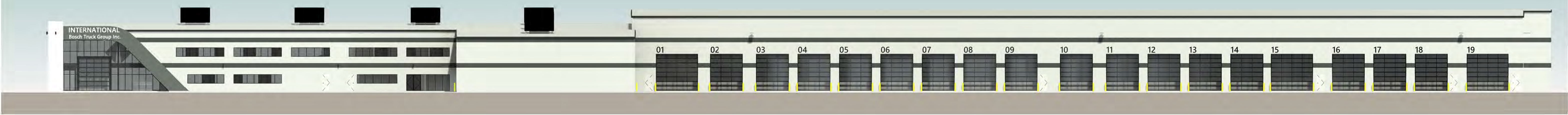
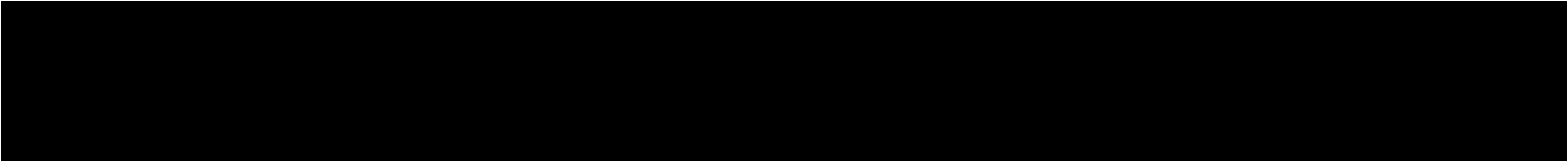


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DATE:
12/26/25
SCALE:
As Indicated

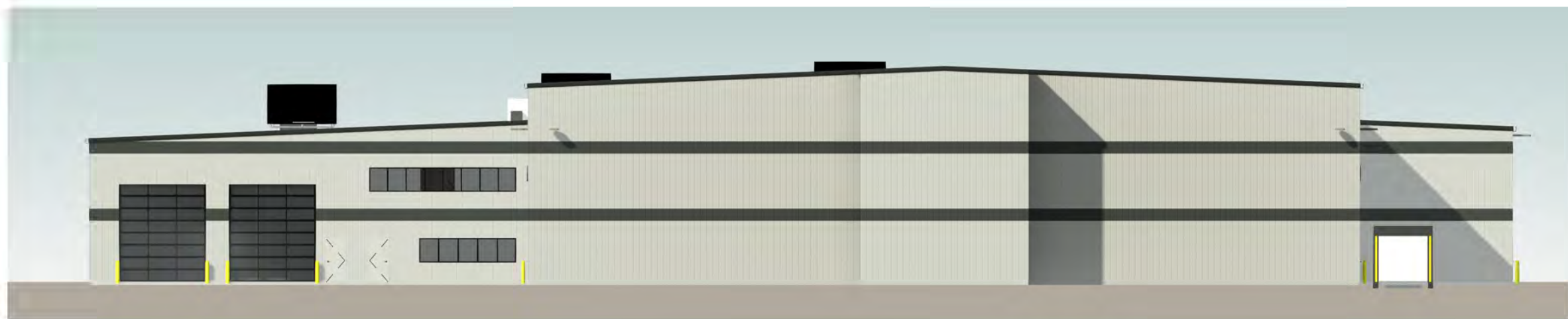
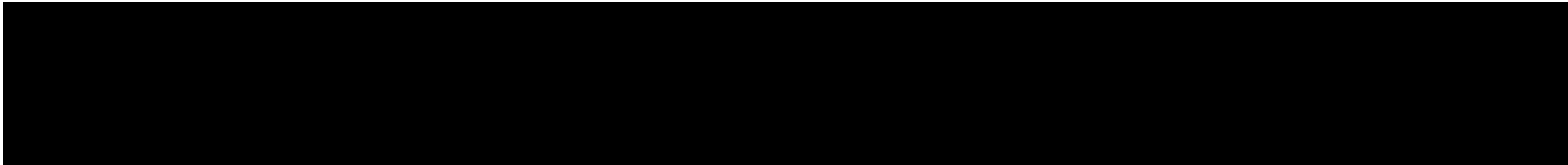
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PROJECT NAME: BOSCH TRUCK GROUP INC.		
LOCATION: CALGARY, ALBERTA	SHEET: A1.3	
PROJECT TYPE: COMMERCIAL DEALERSHIP		
TITLE: PROP. LANDSCAPING / PARKING		



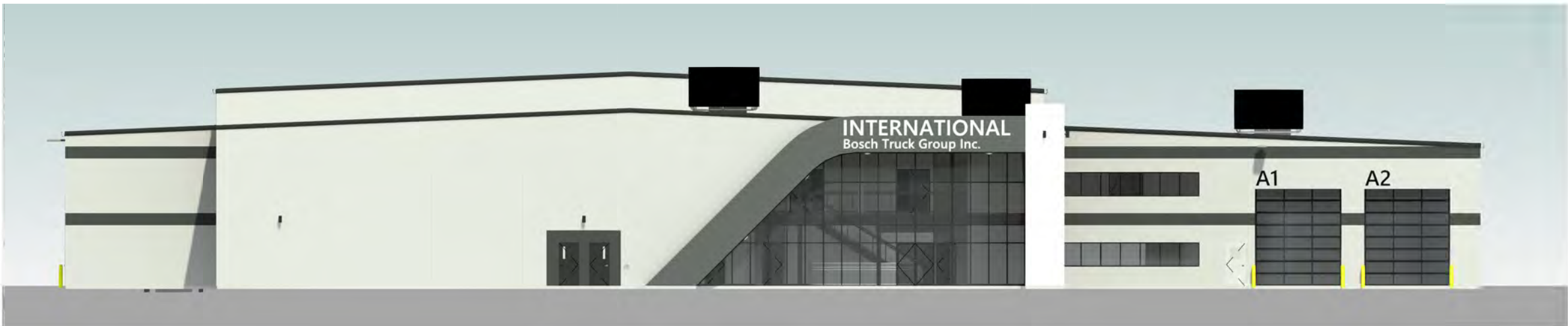
① NORTH ELEVATION
1 : 250



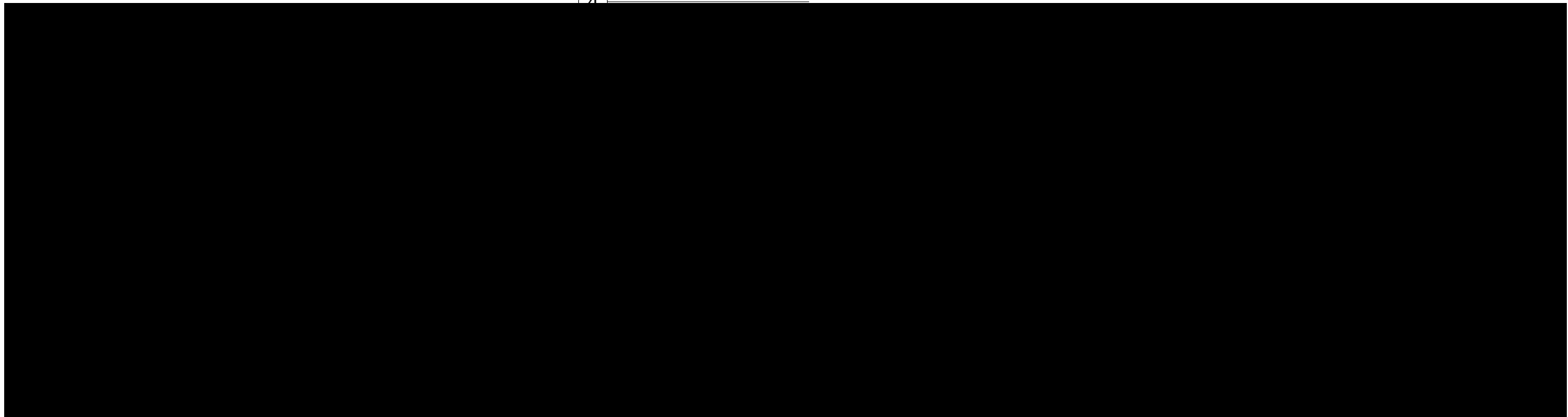
② SOUTH ELEVATION
1 : 250



③ EAST ELEVATION
1 : 250

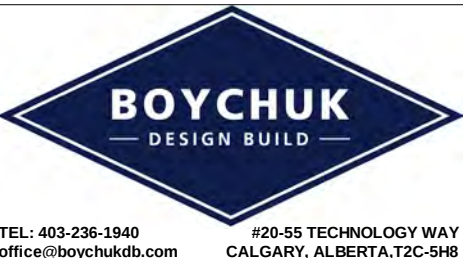


④ WEST ELEVATION



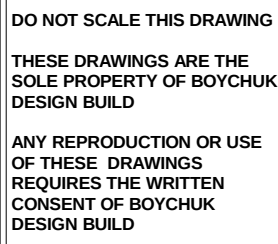
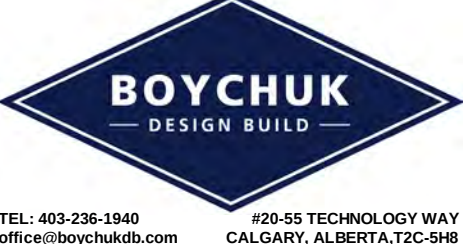
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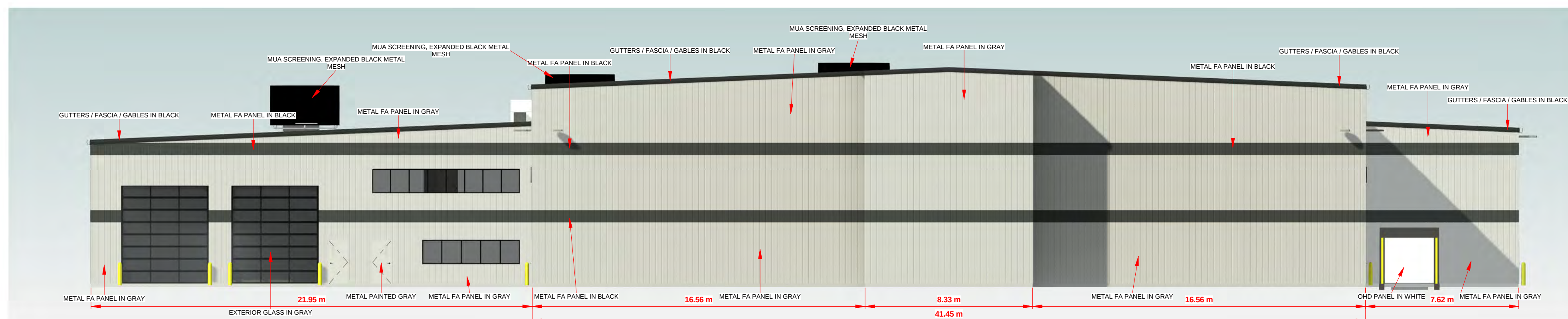
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12/26/25
SCALE:
1 : 250

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PROJECT NAME: BOSCH TRUCK GROUP INC.		
LOCATION: CALGARY, ALBERTA	SHEET: A3	
PROJECT TYPE: COMMERCIAL DEALERSHIP		
TITLE: ELEVATIONS FULL		

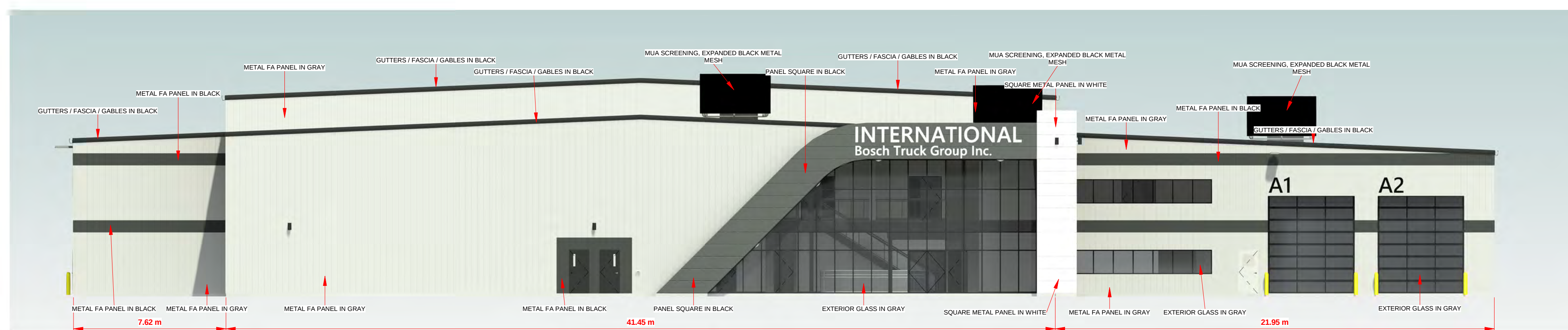
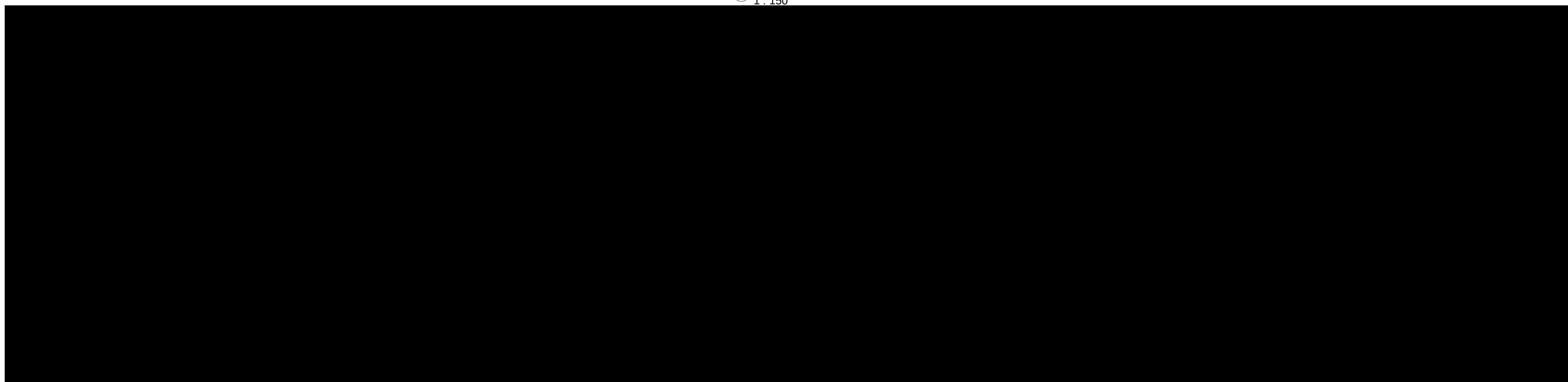
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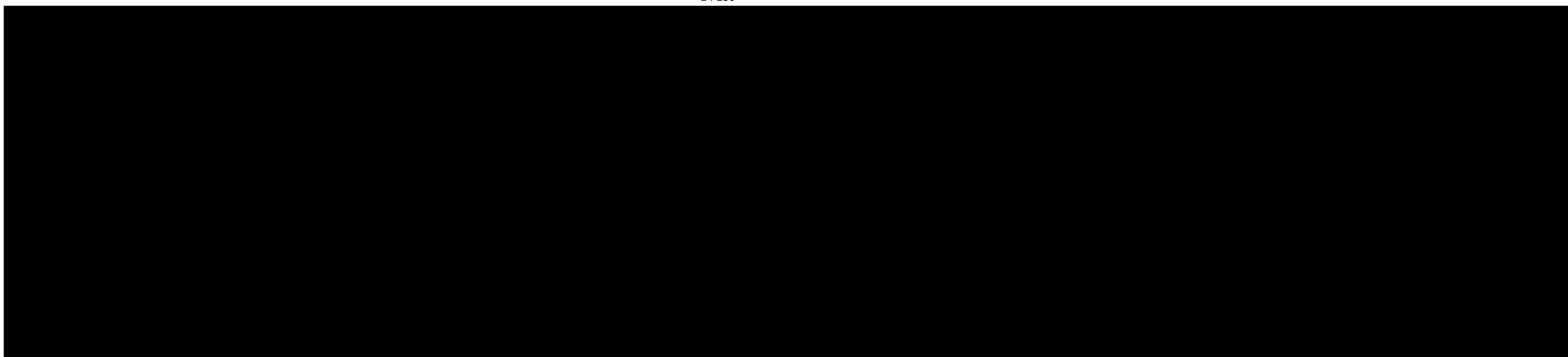
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LOCATION: CALGARY, ALBERTA		
PROJECT TYPE: COMMERCIAL DEALERSHIP		
TITLE: ELEVATION DETAILS S EXP.		



① EAST ELEVATION LARGE
1 : 150



③ WEST ELEVATION LARGE
1 : 150

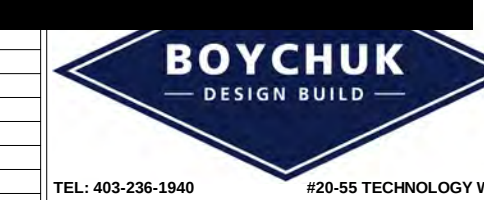


1:150

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JUK						
E						



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DATE:	12/26/25
SCALE:	1"=150'

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PROJECT NAME: **BOSCH TRUCK GROUP INC.**

LOCATION:	CALGARY, ALBERTA
PROJECT TYPE:	

COMMERCIAL DEALERSHIP

TITLE: ELEVATION DETAILS E/W EXP

SHEET:
A3.3