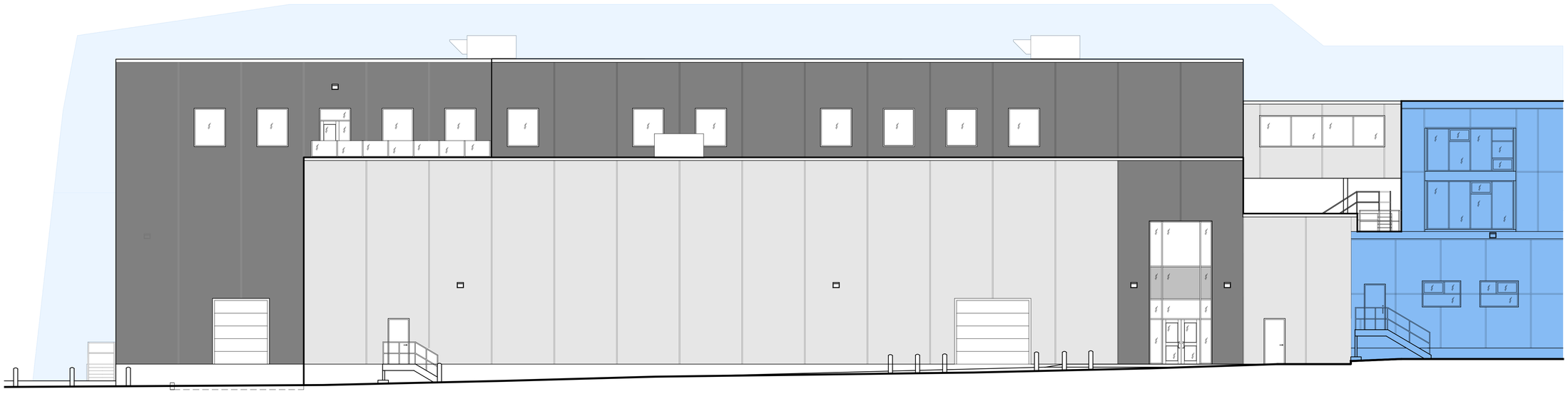
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DRAWING LIST

ARCHITECTURAL

DP000	COVER SHEET
DP100	EXISTING SITE PLAN
DP101	SITE PHOTOS
DP102	PROPOSED SITE PLAN
DP103	EXISTING & PROPOSED ELEVATIONS
DP104	SITE DETAILS
DP105	SWEEP PATH: FIRE TRUCK
DP106	SWEEP PATH: FIRE TRUCK
DP107	SWEEP PATH: DELIVERY
DP108	SWEEP PATH: DELIVERY
DP201	MAIN FLOOR PLAN
DP202	MEZZANINE PLAN
DP203	2ND FLOOR PLAN
DP204	ROOF PLAN
DP301	ELEVATIONS
DP303	ELEVATIONS
DP400	SECTIONS

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CHIEF MEDICAL EXPANSION

BUILDING ADDITION & ADJUSTMENTS TO EXISTING SITE

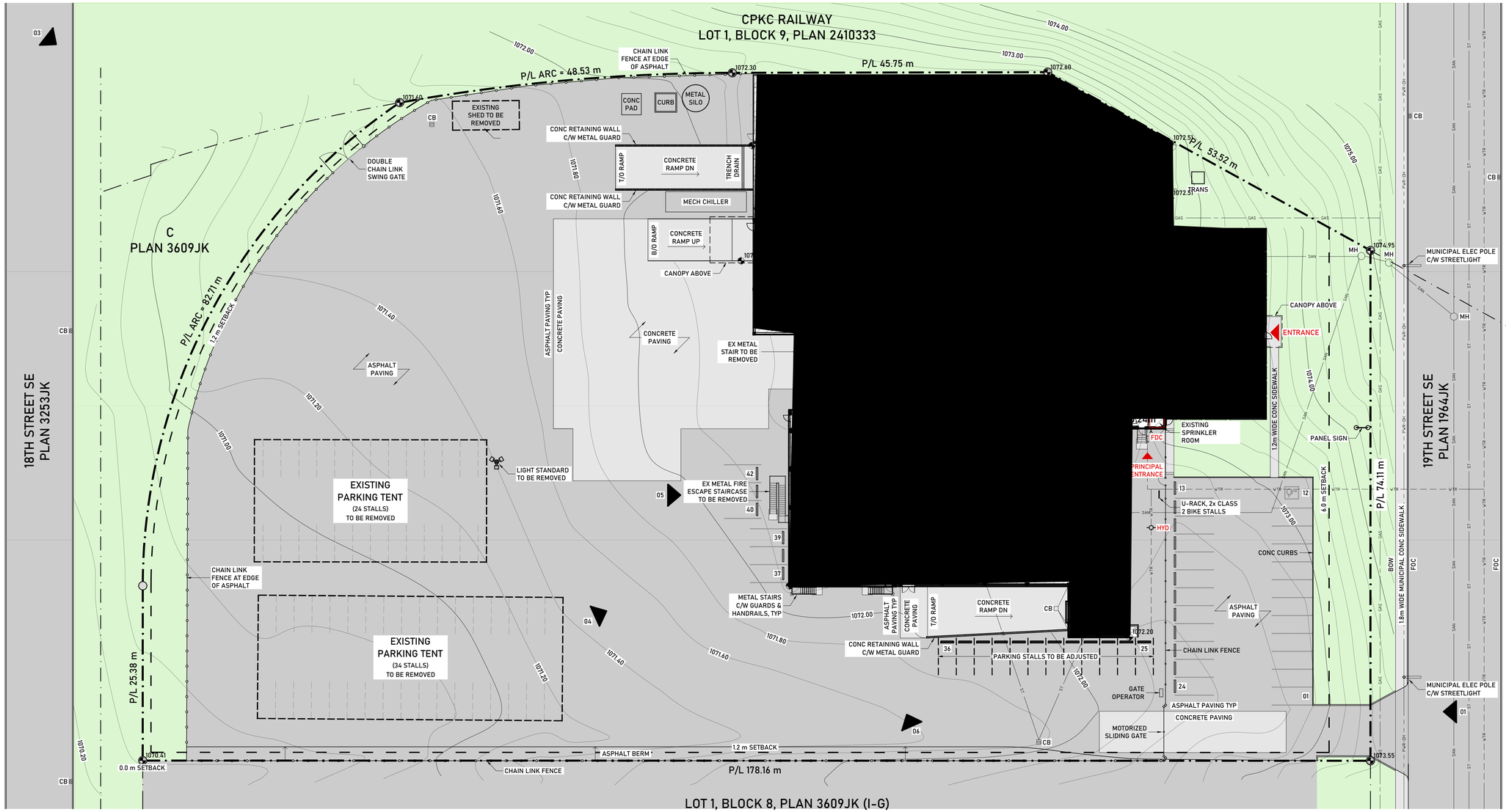
411 19 STREET SE, CALGARY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT

JANUARY 20, 2026

CHIEF MEDICAL EXPANSION
411 19 STREET SE, CALGARY, ALBERTA
ISSUED FOR DEVELOPMENT PERMIT

sheet number
A000



LEGEND

EXISTING BUILDING
BLDG AREA: 4,487.85 m²

CONCRETE SURFACE

ASPHALT SURFACE

LANDSCAPE SURFACE

VIEWS (EXISTING SITE PHOTOS, REFER TO DP101)

1 DP100 EXISTING SITE PLAN
SCALE 1:300

NOTES:

1. EXISTING SITE PLAN BASED ON SURVEY PLAN AND DRAWINGS PROVIDED BY CLIENT, AND OBSERVATIONS OF EXISTING SITE CONDITIONS.

2. ALL ELEMENTS SHOWN ON PLAN ARE EXISTING.

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CALGARY, ALBERTA

legal description

BLOCK 8
PLAN 3253 JK

phase

DEVELOPMENT PERMIT

issue/revision

issue	date (yyyy-mm-dd)	description
1	2024-01-20	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
25-514	1:300

drawn by	approved by
DO/FI	SA
checked by	
SA	

sheet title

EXISTING SITE PLAN

sheet number

DP100

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VIEW 01: FRONT OF SITE FROM 19TH STREET SE



VIEW 02: SOUTH EAST CORNER OF THE EXISTING BUILDING



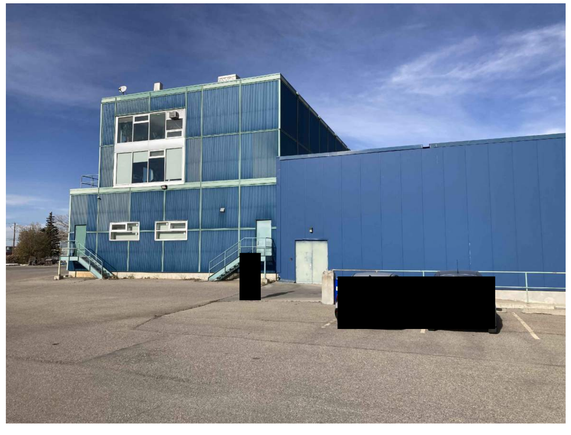
VIEW 03: REAR OF SITE FROM 18TH STREET SE



VIEW 04: SOUTH WEST CORNER OF THE EXISTING BUILDING



VIEW 05: CLOSE-UP OF EXISTING FIRE ESCAPE



VIEW 06: SOUTH SIDE OF THE EXISTING BUILDING

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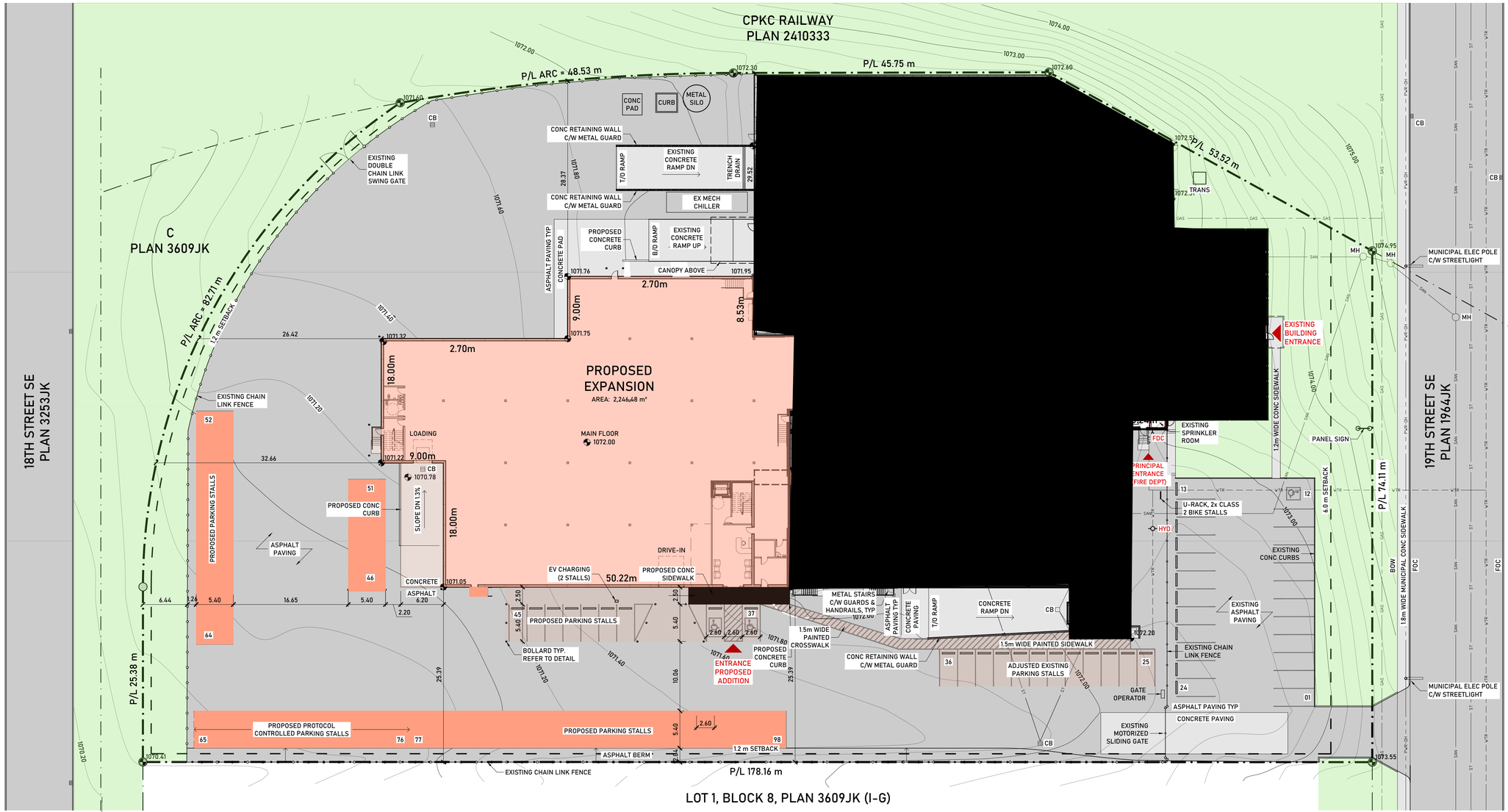
approved by SA

sheet title

SITE PHOTOS

sheet number

DP101



1 DP102 PROPOSED SITE PLAN
SCALE 1:300

LEGEND

- EXISTING BUILDING
- PROPOSED EXPANSION
- CONCRETE SURFACE
- ASPHALT SURFACE
- LANDSCAPE SURFACE
- PROPOSED SITE ADJUSTMENTS

PROJECT INFORMATION & LAND USE SUMMARY

This summary is intended provide information to highlight building design criteria and is not intended to be a description of all design and construction requirements. All construction shall conform to all applicable sections of the Building Code.

Item	Description	Reference
Project Description	New building addition and parking adjustments to existing operational pharmaceutical manufacturing/warehouse facility	
Project Name	Chief Medical Expansion	
Municipal Address	411, 19 Street SE, Calgary Alberta	
Legal Description	Block 8, Plan 3253 JK	
Land Use District	I-G	
Abutting Land Use Districts	I-G	
Flood Protection Area	No	
AVPA	No	
Abandoned Wells	No	
Applicable Bylaw	City Of Calgary LUBIP2007	
Garbage	Existing, collection by private contractor	903
Permitted FAR	1 (if serviced by City)	911
Site Area	16,186.10 m²	
GFA (Existing Building)	5,092.71 m²	
GFA (Proposed Expansion)	3,670.14 m²	
GFA (Total)	8762.85 m²	
Proposed FAR	0.54	
Permitted Height	No maximum	912(1)
Proposed Height	15.0 m	
Permitted GFA for Offices	May not be more than 50% of cumulative GFA	914.1(1)
Proposed Expansion GFA	3,670.14 m²	
Proposed Office Area	604.5 m² (16.5%)	
Req'd Front Setback	6.0 m, property line shared with street	915(a)
Req'd Rear Setback	1.2 m, property line shared with industrial district	916(b)(i)
Req'd Side Setback	1.2 m, property line shared with industrial district	917(b)(i)
	0 m, adjacent to a terminating rail line	917(b)(iii)
Req'd Setback Area	790.38 m²	
Landscaping	Note: Not in scope. Site is an existing operational facility. Proposed expansion does not impact existing soft surfaced landscaped areas. Planting calculations are provided below for reference.	918(1)918(4)
	1,519.14 m² existing soft landscape area	
	1.0 trees req'd per 35.0 m² of req'd setback area 790.38 ÷ 35 = 23 trees	
	1.0 trees req'd per 50.0 m² of req'd setback area (if low water irrigation) 790.38 ÷ 50 = 16 trees	
	2.0 shrubs req'd per 35.0 m² of req'd setback area (790.38 ÷ 35) x 2 = 46 shrubs	
	2.0 shrubs req'd per 50.0 m² of req'd setback area (if low water irrigation) (790.38 ÷ 50) x 2 = 32 shrubs	
Employee Area	Min 10.0 m² req'd	920
	Proposed roof patio 153.86 m²	

Site/Building Data	
Site Area	16,186 m² (1.62 ha)
Existing Building	
Building Area	4,487.85 m²
Building Gross Floor Area	5,092.71 m²
Building Height (storeys)	3
Building Height (m)	12.82 m
Proposed Expansion	
Building Area	2,249.21 m²
Gross Floor Area	
Main Floor	2,236.04 m²
Mezzanine	122.20 m²
2nd Floor	1,311.90 m²
Total	3,670.14 m²
Building Height (storeys)	2
Building Height (m)	15.0 m
Overall	
Building Area	6734.33 m²
Building Gross Floor Area	8762.85 m²
Floor Area Ratio	0.54
Parcel Coverage	42%

NOTES:

1. EXISTING ELEMENTS OF SITE PLAN ARE BASED ON SURVEY PLAN AND DRAWINGS PROVIDED BY CLIENT, AND OBSERVATIONS OF EXISTING SITE CONDITIONS.

2. AREAS PROVIDED ON THIS SHEET ARE PRELIMINARY AND ARE BASED ON THE NATIONAL BUILDING CODE 2023 DEFINITION OF *BUILDING AREA* AND CITY OF CALGARY LAND USE BYLAW 1P2007 DEFINITION OF *GROSS FLOOR AREA*. MEZZANINE GROSS FLOOR AREA PROVIDED INCLUDES ONLY THE AREAS OF THE MEZZANINE, ELEVATOR SHAFT, ADJACENT STAIR ENCLOSURE, AND EXTERIOR WALLS ADJACENT TO THE MEZZANINE SLAB.

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project title

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411 19 STREET SE
CALGARY, ALBERTA

legal description

BLOCK 8
PLAN 3253 JK

phase

DEVELOPMENT PERMIT

issue/revision

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1	2024-01-20	ISSUED FOR DEVELOPMENT PERMIT

project number 25-514

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drawn by DO/FI

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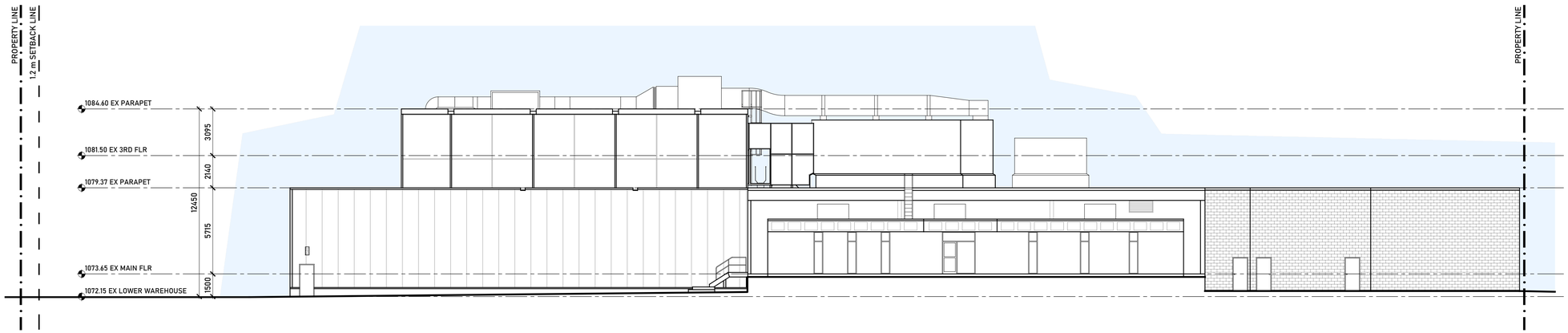
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PROPOSED SITE PLAN

sheet number

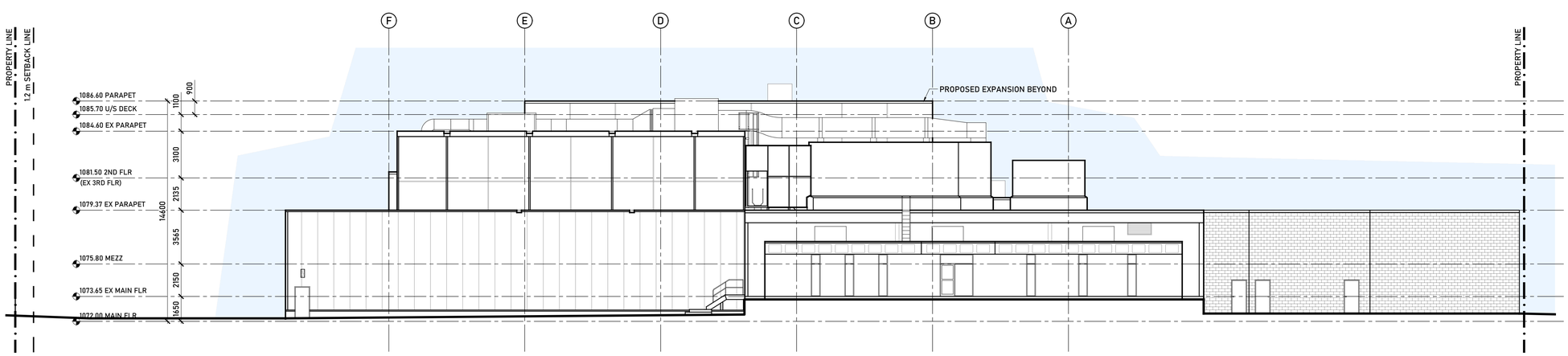
DP102

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1 DP103 EXISTING EAST ELEVATION (VIEW FROM 19 STREET SE)

SCALE 1:150



2 DP103 PROPOSED EAST ELEVATION (VIEW FROM 19 STREET SE)

SCALE 1:150

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25-514	1:100

drawn by	checked by	approved by
DO/FI	DO	SA

sheet title

EXISTING & PROPOSED ELEVATIONS

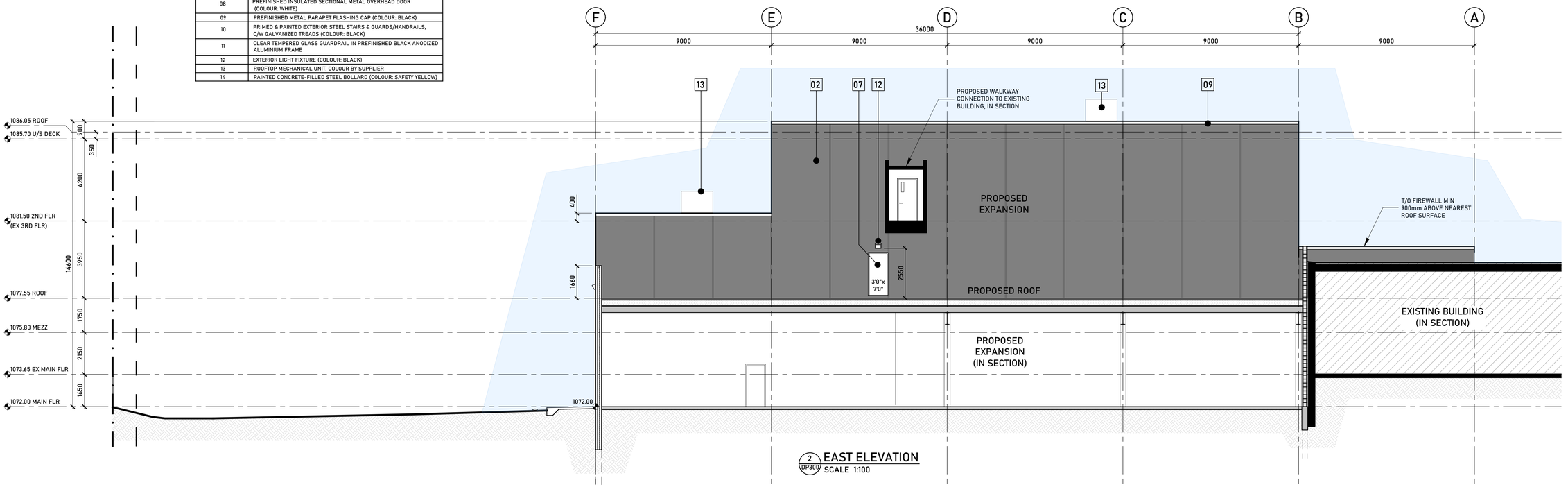
sheet number

DP103



1 DP300 SOUTH ELEVATION
SCALE 1:100

EXTERIOR FINISHES	
KEY VALUE	KEY NOTE TEXT
01	PAINTED INSULATED PRECAST CONCRETE PANEL C/W CAULKED JOINTS (COLOUR: LIGHT GRAY)
02	PAINTED INSULATED PRECAST CONCRETE PANEL C/W CAULKED JOINTS (COLOUR: DARK GRAY)
03	CONCRETE FOUNDATION WALL, PARGED (COLOUR: MEDIUM GRAY)
04	PREFINISHED METAL CLADDING (COLOUR: LIGHT GRAY)
05	REFLECTIVE TINTED LOW-E GLAZING IN BLACK ANODIZED ALUMINIUM WINDOW FRAME
06	REFLECTIVE TINTED LOW-E GLAZING, SPANDRELS & DOORS IN BLACK ANODIZED ALUMINIUM CURTAIN WALL FRAME
07	PRIMED AND PAINTED INSULATED METAL DOOR (COLOUR: LIGHT GRAY)
08	PREFINISHED INSULATED SECTIONAL METAL OVERHEAD DOOR (COLOUR: WHITE)
09	PREFINISHED METAL PARAPET FLASHING CAP (COLOUR: BLACK)
10	PRIMED & PAINTED EXTERIOR STEEL STAIRS & GUARDS/HANDRAILS, C/W GALVANIZED TREADS (COLOUR: BLACK)
11	CLEAR TEMPERED GLASS GUARDRAIL IN PREFINISHED BLACK ANODIZED ALUMINIUM FRAME
12	EXTERIOR LIGHT FIXTURE (COLOUR: BLACK)
13	ROOFTOP MECHANICAL UNIT, COLOUR BY SUPPLIER
14	PAINTED CONCRETE-FILLED STEEL BOLLARD (COLOUR: SAFETY YELLOW)



2 DP300 EAST ELEVATION
SCALE 1:100

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SUPPLIES LTD.

project title

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EXPANSION

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legal description

BLOCK 8
PLAN 3253 JK

phase

DEVELOPMENT PERMIT

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25-514	1:100

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DO	

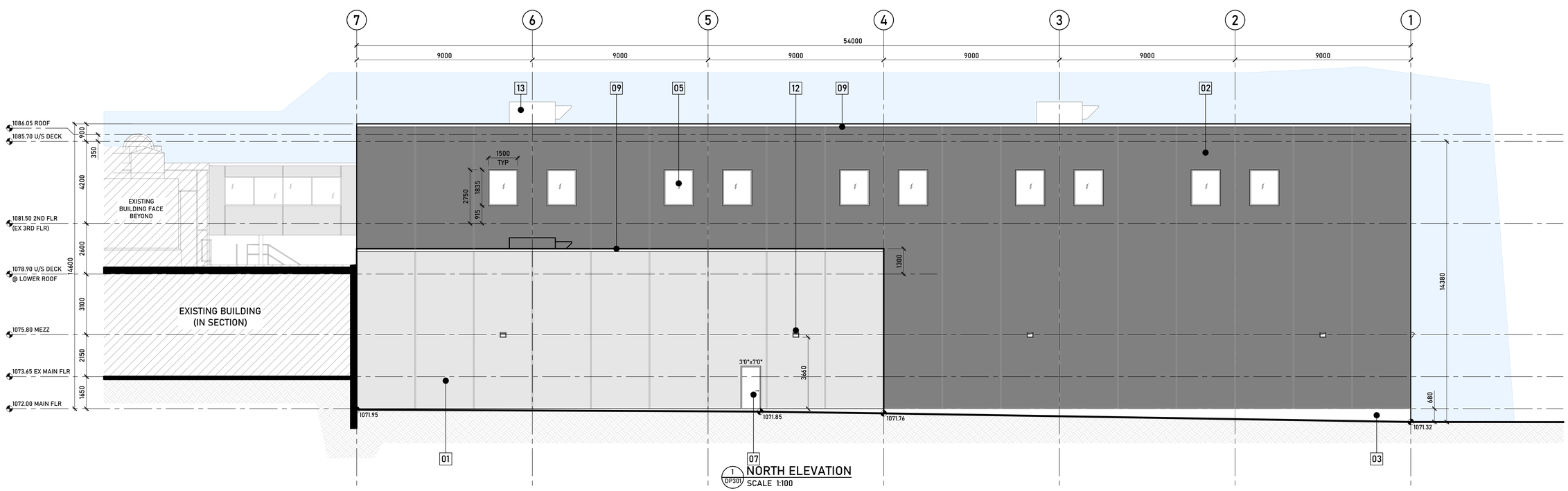
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ELEVATIONS

sheet number

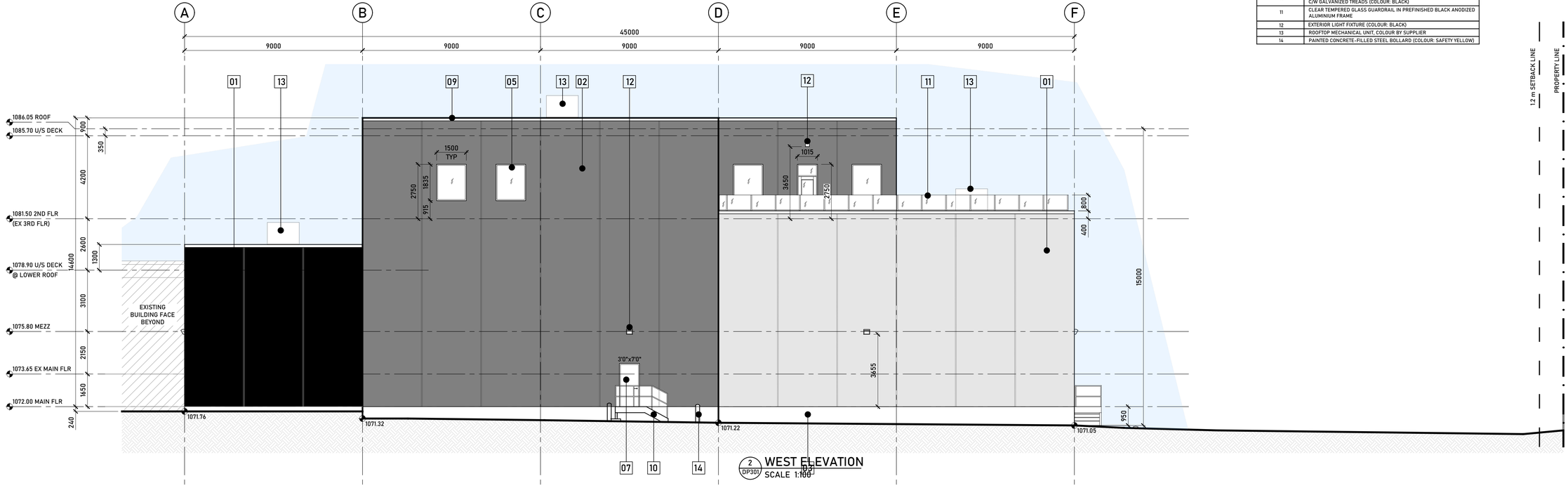
DP300

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1 DP301 NORTH ELEVATION
SCALE 1:100

EXTERIOR FINISHES	
KEY VALUE	KEY NOTE TEXT
01	PAINTED INSULATED PRECAST CONCRETE PANEL C/W CAULKED JOINTS (COLOUR: LIGHT GRAY)
02	PAINTED INSULATED PRECAST CONCRETE PANEL C/W CAULKED JOINTS (COLOUR: DARK GRAY)
03	CONCRETE FOUNDATION WALL, PARGED (COLOUR: MEDIUM GRAY)
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12	EXTERIOR LIGHT FIXTURE (COLOUR: BLACK)
13	ROOFTOP MECHANICAL UNIT, COLOUR BY SUPPLIER
14	PAINTED CONCRETE-FILLED STEEL BOLLARD (COLOUR: SAFETY YELLOW)



2 DP301 WEST ELEVATION
SCALE 1:100

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DO	

sheet title

ELEVATIONS

sheet number

DP301