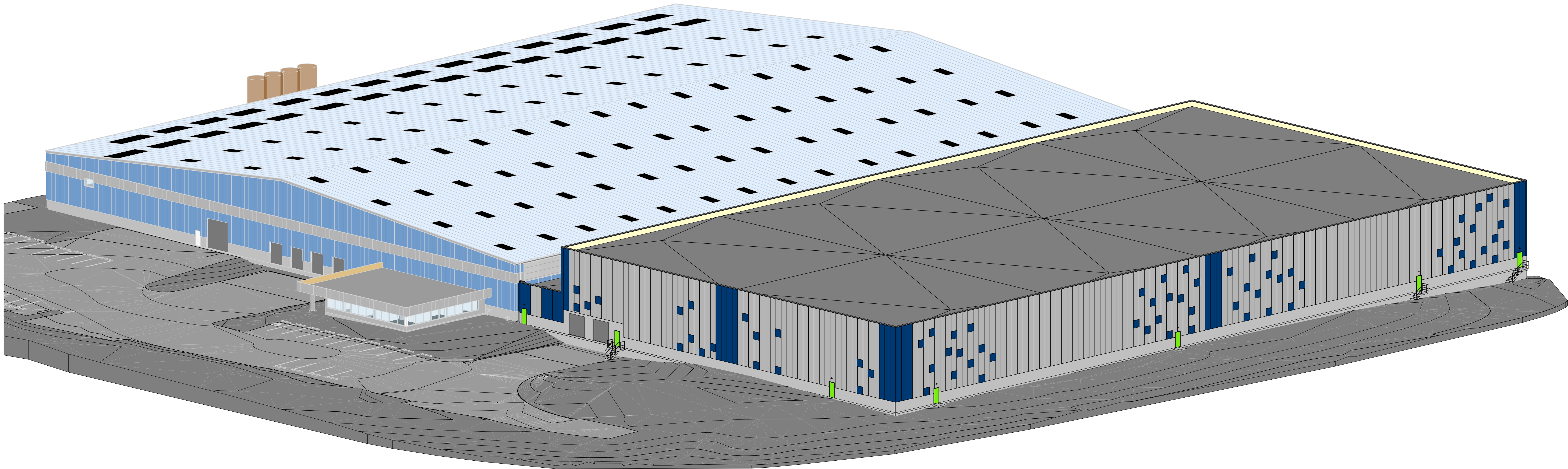




DRAWINGS FOR INGENIA POLYMERS
3719 76 AVE SE, CALGARY, ALBERTA, T2C 3K7
PREPARED BY PEAKE DESIGN GROUP - 26-1-8

MUNICIPAL

PDG

PEAKE DESIGN GROUP

27, 5080 12A Street S.E. Calgary, AB, T2G 5K9
Phone: (403) 271-8333
Email: info@peakedesign.ca
www.peakedesign.ca

CLIENT

INGENIA

BUILDER

PROFESSIONAL SEAL

CONSULTANTS

NOTE

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ISSUE SCHEDULE

No.	DESCRIPTION	DATE
1	ISSUE FOR DP	26-1-8

PROJECT

DATE	PROJECT No.
26-1-8	25-047
CLIENT NAME	INGENIA POLYMERS
PROJECT NAME	INGENIA POLYMERS
ADDRESS	3719 76 AVE SE CALGARY, ALBERTA, T2C 3K7

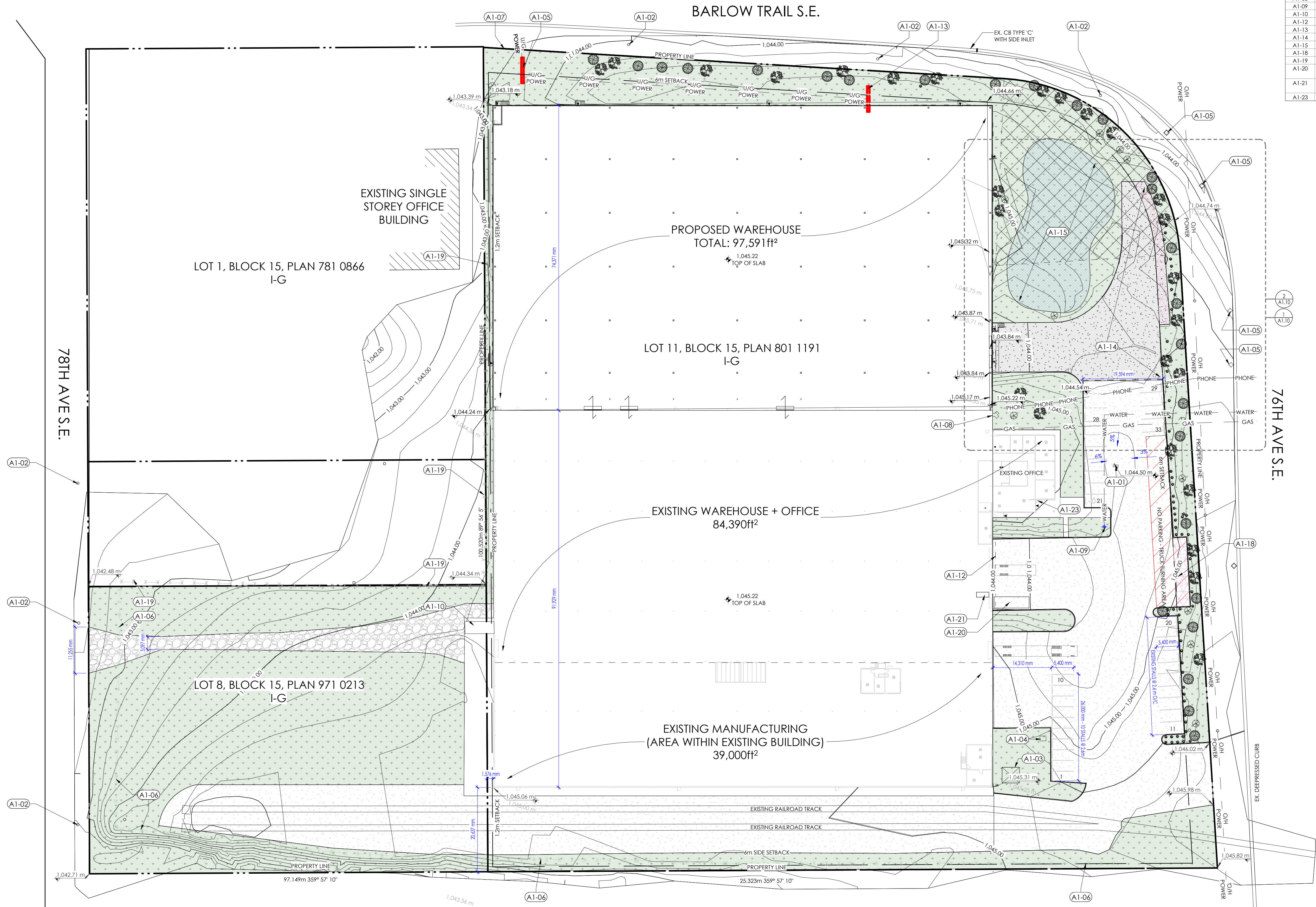
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DRAWN	CHECKED
ATR	JMM
DRAWING TITLE	
COVERPAGE	

SHEET

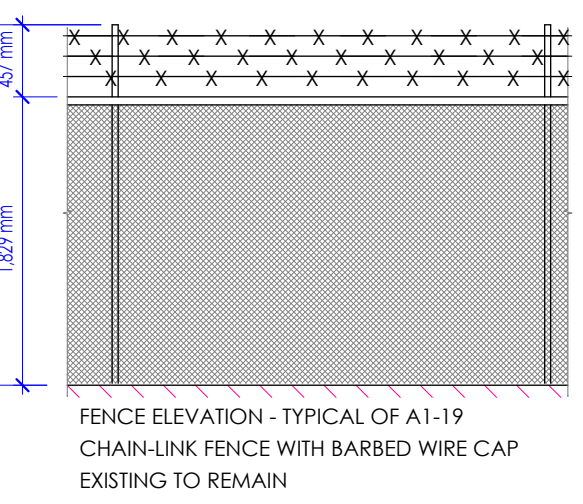
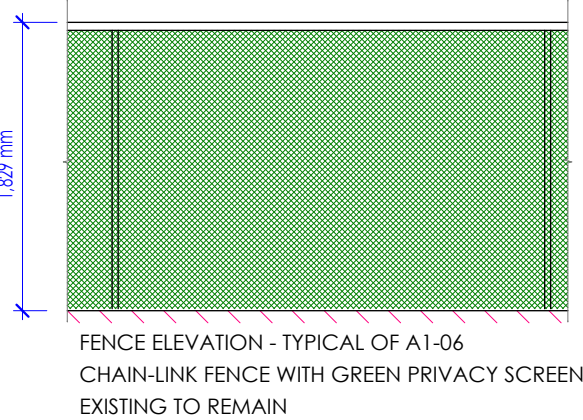
A0.00

SHEET LIST	
No.	SHEET NAME
A0.00	COVERPAGE
A0.01	PROJECT INFORMATION
A1.00	SITE PLAN
A1.01	SITE PLAN LIGHTING PLAN
A1.10	NEW DRIVE AISLE SITE PLANS
A1.11	VEHICLE ACCESS PLANS
A1.20	LANDSCAPE PLAN
A1.30	SITE PHOTOGRAPHS
A2.00	FLOOR PLAN
A2.01	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS - OVERALL
A3.01	EXTERIOR ELEVATIONS - NEW CONSTRUCTION
A3.02	EXTERIOR ELEVATIONS - NEW CONSTRUCTION
A4.00	BUILDING SECTIONS

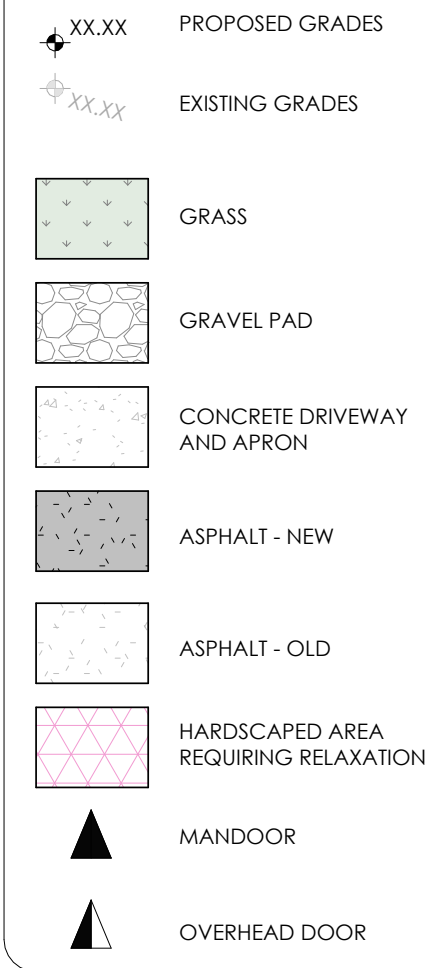


PROJECT NOTES

No.	DESCRIPTION
A1-01	EXISTING CATCH BASIN
A1-02	LIGHT POLE
A1-03	EXISTING TRANSFORMER
A1-04	EXISTING U/G CHAMBER
A1-05	EXISTING BILLBOARD
A1-06	EXISTING CHAINLINK FENCE - 1.8m HEIGHT
A1-07	EXISTING POST AND CABLE FENCE - 0.9m HEIGHT
A1-08	EXISTING SIAMESE CONNECTION
A1-09	LOCATION OF HYDRANT
A1-10	EXISTING WASTE BIN LOCATION
A1-12	EXISTING TRENCH DRAIN
A1-13	EXISTING BILLBOARD TO BE REMOVED
A1-14	NEW ASPHALT FOR SHIPPING & RECEIVING
A1-15	POTENTIAL STORM WATER RETENTION POND - CIVIL TO CONFIRM IN DSSP APPLICATION
A1-18	EXISTING HARDSCAPING REQUIRING RELAXATION FOR TRUCK TURNING AREA - 66m ²
A1-19	EXISTING CHAINLINK FENCE WITH BARBED WIRE ABOVE - 2.3m HEIGHT
A1-20	METAL RECYCLING BIN STORED ON DRIVE-DOWN DOCK RAMP - RECYCLING SERVICE PROVIDED BY PRIVATE CONTRACTOR
A1-21	RECYCLING BIN STORED WITHIN WAREHOUSE & MOVED TO DOCK FOR PICKUP - RECYCLING SERVICE PROVIDED BY PRIVATE CONTRACTOR
A1-23	CITY OF CALGARY FIREFIGHTING LOCKBOX LOCATION



SITE SYMBOLS



SITE INFORMATION

LEGAL ADDRESS:
PLAN 801 1191, BLOCK 15, LOTS 11

MUNICIPAL ADDRESS:
3719 76 AVENUE SE
CALGARY, ALBERTA, T2C 3K9

ZONING:
LAND ZONING: INDUSTRIAL GENERAL I-G
PROPOSED USE: GENERAL INDUSTRIAL - MEDIUM WAREHOUSE (PERMITTED USE)

BUILDING CLASSIFICATION:
3.2.2.76 - GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED ONE STOREY FACING ONE STREET
PROPOSED WAREHOUSE
NON - COMBUSTIBLE

SITE AREA:
8.25 ACRES (3.34 HA) LOTS 12 & 13 (33,387m²)

BUILDING AREAS:
PROPOSED WAREHOUSE: 97,591ft² (9,067m²)
EXISTING WAREHOUSE: 123,390ft² (11,443m²)
+ MANUFACTURING + OFFICE: 220,981ft² (20,530m²)
TOTAL AREA:

GROSS FLOOR AREA:
EXISTING WAREHOUSE: 11,090.10m (33,398m²)
+ MANUFACTURING: 265.36m (33,398m²)
EXISTING MAIN FLOOR OFFICE: 60.54m (33,398m²)
EXISTING SECOND FLOOR OFFICE: 9,029.29m (33,398m²)
PROPOSED WAREHOUSE:

TOTAL GFA: 20,445.29m (33,398m²)
FAR: 0.61

PARKING STALLS:
27 TOTAL STALLS PROVIDED
1 B/F STALL PROVIDED



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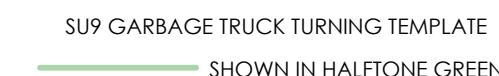
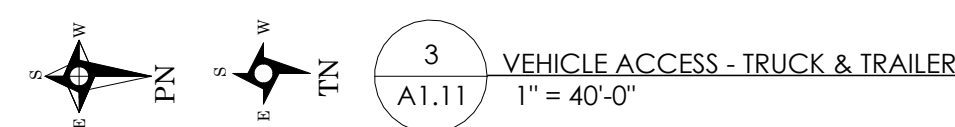
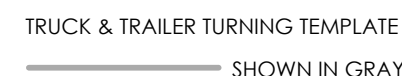
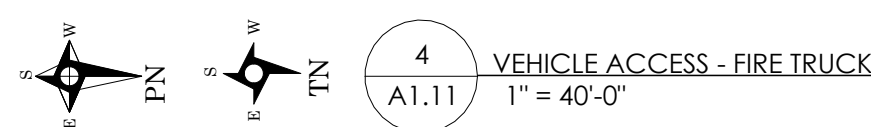
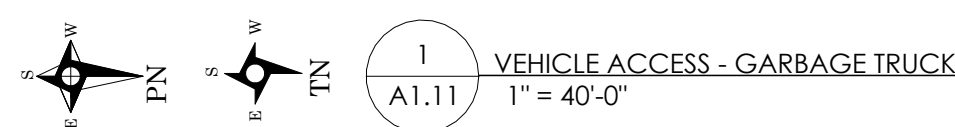
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No.	DESCRIPTION	DATE
1	ISSUE FOR DP	26-1-8

PROJECT	DATE	PROJECT No.
	26-1-8	25-047
CLIENT NAME	INGENIA POLYMERS	
PROJECT NAME	INGENIA POLYMERS	
ADDRESS	3719 76 AVE SE CALGARY, ALBERTA, T2C 3K7	

DRAWING	DRAWN	CHECKED
	KH/ATR	JMM
DRAWING TITLE	SITE PLAN	

SHEET
A1.00



SITE INFORMATION

LEGAL ADDRESS:
FLAN 801 1191, BLOCK 15, LOTS 11

MUNICIPAL ADDRESS:
3719 76 AVENUE SE
CALGARY, ALBERTA, T2C 3K9

ZONING:
LAND ZONING: INDUSTRIAL GENERAL I-G
PROPOSED USE: GENERAL INDUSTRIAL - MEDIUM
WAREHOUSE (PERMITTED USE)

BUILDING CLASSIFICATION:
3.2.2.76 - GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
ONE STOREY FACING ONE STREET
PROPOSED WAREHOUSE
NON - COMBUSTIBLE

SITE AREA:
8.25 ACRES (3.34 HA) LOTS 12 & 13 (33.387m²)

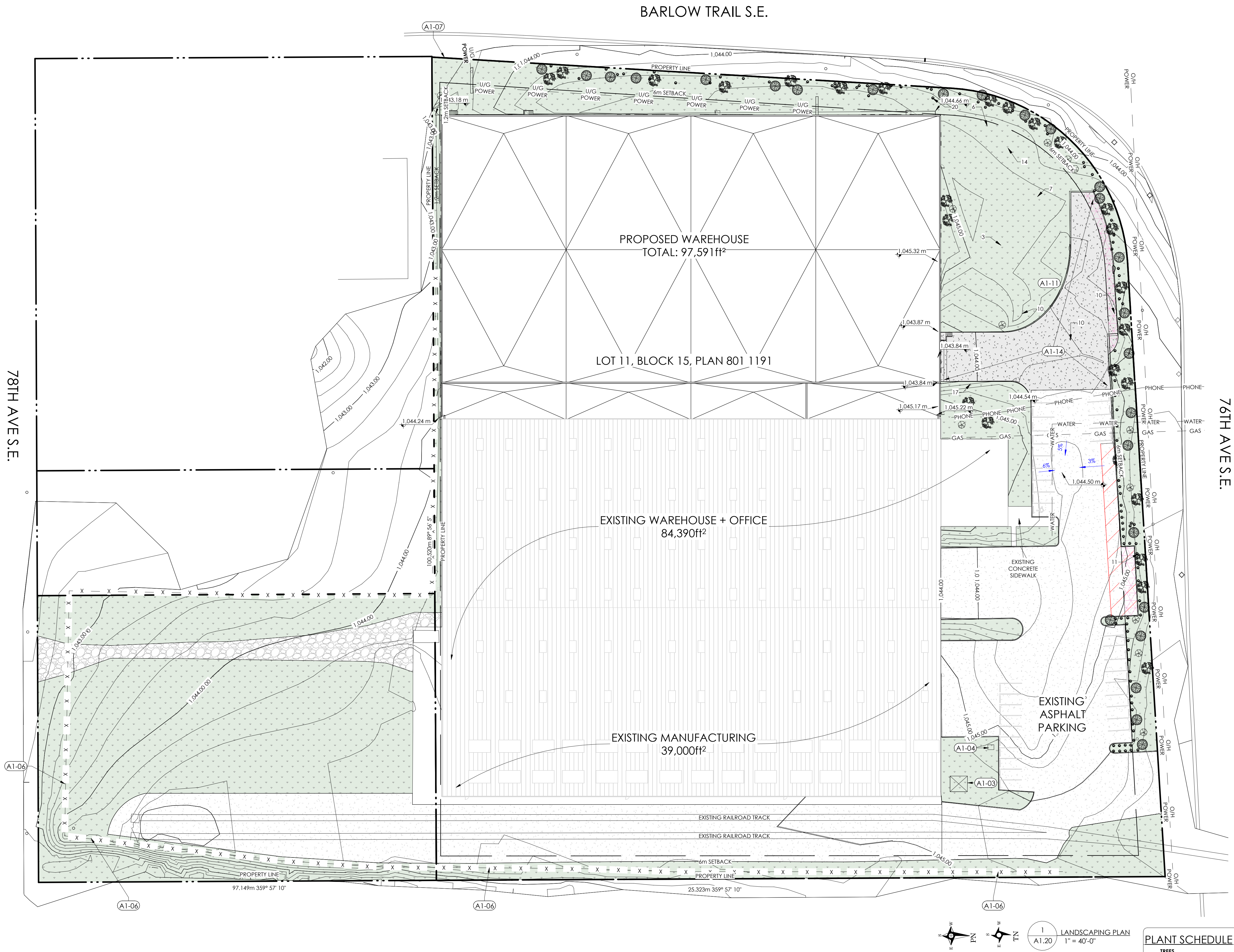
BUILDING AREA:
PROPOSED WAREHOUSE: 97,591ft² (9,067m²)
EXISTING WAREHOUSE: 123,390ft² (11,463m²)
+ MANUFACTURING + OFFICE: 220,918ft² (20,530m²)
TOTAL AREA:

GROSS FLOOR AREA:
EXISTING WAREHOUSE + MANUFACTURING: 11,090.10sm² (33,998m²)
EXISTING MAIN FLOOR OFFICE: 265.36sm² (33,998m²)
EXISTING SECOND FLOOR OFFICE: 60.54sm² (33,998m²)
PROPOSED WAREHOUSE: 9,029.29sm² (33,998m²)

TOTAL GFA: 20,445.29sm² (33,998m²)
FAR: 0.61

PARKING STALLS:
32 TOTAL STALLS PROVIDED
3 BUREAU STALLS PROVIDED

SHEET
A1.11



PROJECT NOTES	
No.	DESCRIPTION
A1-03	EXISTING TRANSFORMER
A1-04	EXISTING U/G CHAMBER
A1-06	EXISTING CHAINLINK FENCE - 1.8m HEIGHT
A1-07	EXISTING POST AND CABLE FENCE - 0.9m HEIGHT
A1-11	LANDSCAPED AREAS THAT HAVE TREES AND SHRUBS SHALL BE IRRIGATED
A1-14	NEW ASPHALT FOR SHIPPING & RECEIVING

SITE SYMBOLS	
XX.XX	PROPOSED GRADES
XX.XX	EXISTING GRADES
[Symbol]	GRASS
[Symbol]	GRAVEL PAD
[Symbol]	CONCRETE DRIVEWAY AND APRON
[Symbol]	ASPHALT - NEW
[Symbol]	ASPHALT - OLD
[Symbol]	HARDSCAPED AREA REQUIRING RELAXATION
[Symbol]	MANDOOR
[Symbol]	OVERHEAD DOOR

LANDSCAPING CALCULATIONS

SITE INFORMATION	
MUNICIPAL ADDRESS: 3719 76 th AVENUE SE, CALGARY, AB	
LEGAL DESCRIPTION: LOT 11, BLOCK 15, PLAN 801 1191	
LAND USE ZONE: I-G (INDUSTRIAL GENERAL)	
SITE AREAS	
TOTAL PARCEL AREA:	33,387m ²
LANDSCAPE AREA REQUIRED FOR I-G:	2,471m ²
FRONT SETBACK:	9.6m
SIDE SETBACKS:	1.30m
REAR SETBACK:	21.4m

TOTAL NUMBER OF TREES - AS PER 1P2007 918		REQUIRED	PROVIDED
1 TREE PER 35.0m ² OF SETBACK AREA:	71	71	71
NUMBER OF EXISTING TREES ON SITE:	—	—	8
NUMBER OF NEW TREES ON SITE:	71	71	71
TOTAL NUMBER OF TREES ON SITE:		71	71
NUMBER OF CONIFEROUS TREES - AS PER 1P2007 892		REQUIRED	PROVIDED
25% OF ALL REQUIRED TREES MUST BE CONIFEROUS:	18	18	18
NUMBER OF CONIF. TREES TALLER THAN 3.0m:	9	9	9
NUMBER OF CONIF. TREES SHORTER THAN 3.0m:	—	—	18
TOTAL NUMBER OF CONIFEROUS TREES ON SITE:	18	18	18
NUMBER OF DECIDUOUS TREES - AS PER 1P2007 892		REQUIRED	PROVIDED
50% OF ALL PROVIDED DECIDUOUS TREES MUST HAVE A CALLIPER GREATER THAN 75mm:	27	27	27
NUMBER OF DECID. TREES WITH A CALLIPER GREATER THAN 75mm:	27	27	27
NUMBER OF DECID. TREES WITH A CALLIPER LESS THAN 75mm:	26	26	26
TOTAL NUMBER OF DECIDUOUS TREES ON SITE:	53	53	53
TOTAL NUMBER OF SHRUBS - AS PER 1P2007 918		REQUIRED	PROVIDED
2 SHRUBS PER 35.0m ² OF SETBACK AREA:	142	142	142
(SHRUBS TO HAVE MIN. 600mm HEIGHT & SPREAD)			

PLANT SCHEDULE

TREES	BOTANICAL NAME	QUANTITY	COMMON NAME	SIZE	COMMENTS
[Symbol]	POPULUS TREMULOIDES	21	TREMBLING ASPEN	#2 POT	BALLED AND BURLAPED
[Symbol]	POPULUS 'ASSINBOINE'	20	ASSINBOINE POPLAR	85mm CALIPER	BALLED AND BURLAPED
[Symbol]	PICEA PUNGENS 'FASTIGIATA'	14	COLUMNAR COLORADO SPRUCE	3m HEIGHT	BALLED AND BURLAPED
SHRUBS					
[Symbol]	PHYSOCARPUS OPULOIFOLIUS	108	CENTER GLOW NINEBARK	#5 CONTAINER	600mm MIN HEIGHT OR SPREAD

MUNICIPAL

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CLIENT
INGENIA

PROFESSIONAL SEAL

CONSULTANTS

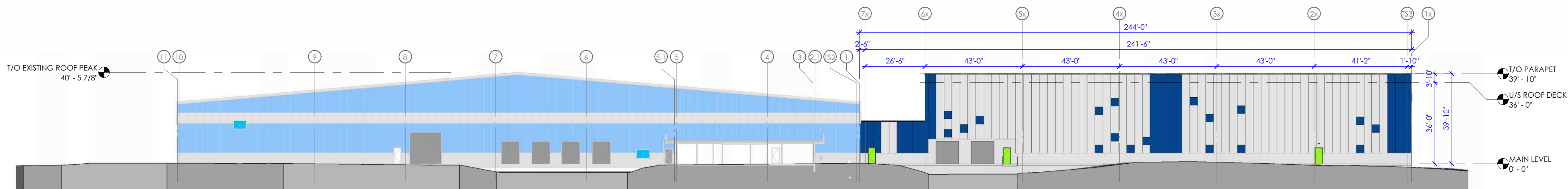
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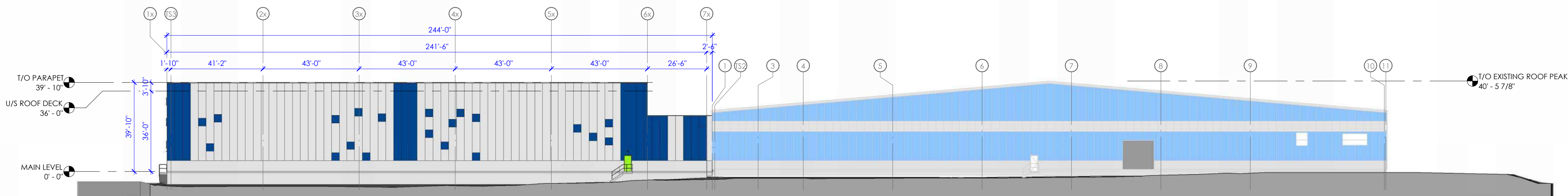
DATE	PROJECT NO.
26-1-8	25-047
CLIENT NAME	INGENIA POLYMERS
PROJECT NAME	INGENIA POLYMERS
ADDRESS	3719 76 AVE SE CALGARY, ALBERTA, T2C 3K7

DRAWN	CHECKED
ATR	JMM
DRAWING TITLE	
LANDSCAPE PLAN	

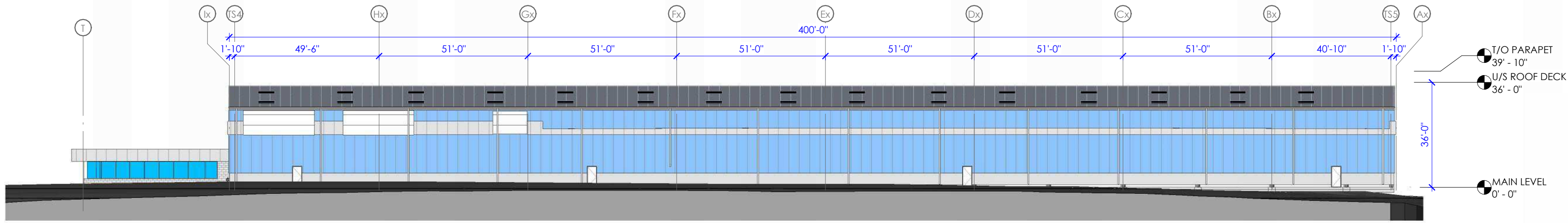
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A1.20



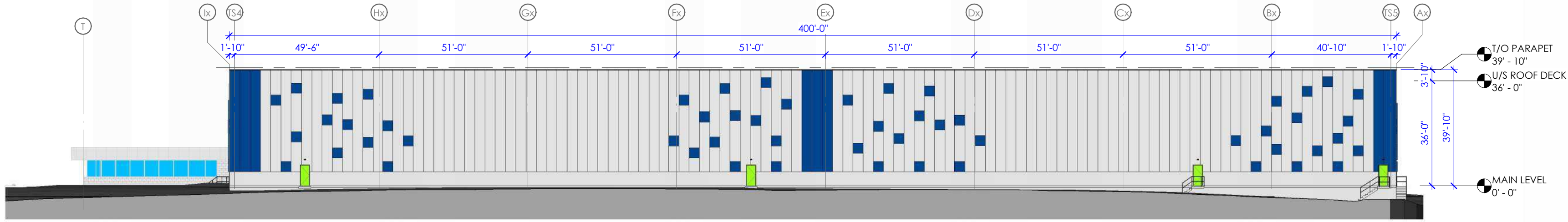
1 EXTERIOR NORTH ELEVATION - NEW & EXISTING
A3.00 1" = 30'-0"



2 EXTERIOR SOUTH ELEVATION - NEW & EXISTING
A3.00 1" = 30'-0"



3 EXTERIOR WEST ELEVATION - EXISTING
A3.00 1" = 30'-0"



4 EXTERIOR WEST ELEVATION - NEW
A3.00 1" = 30'-0"

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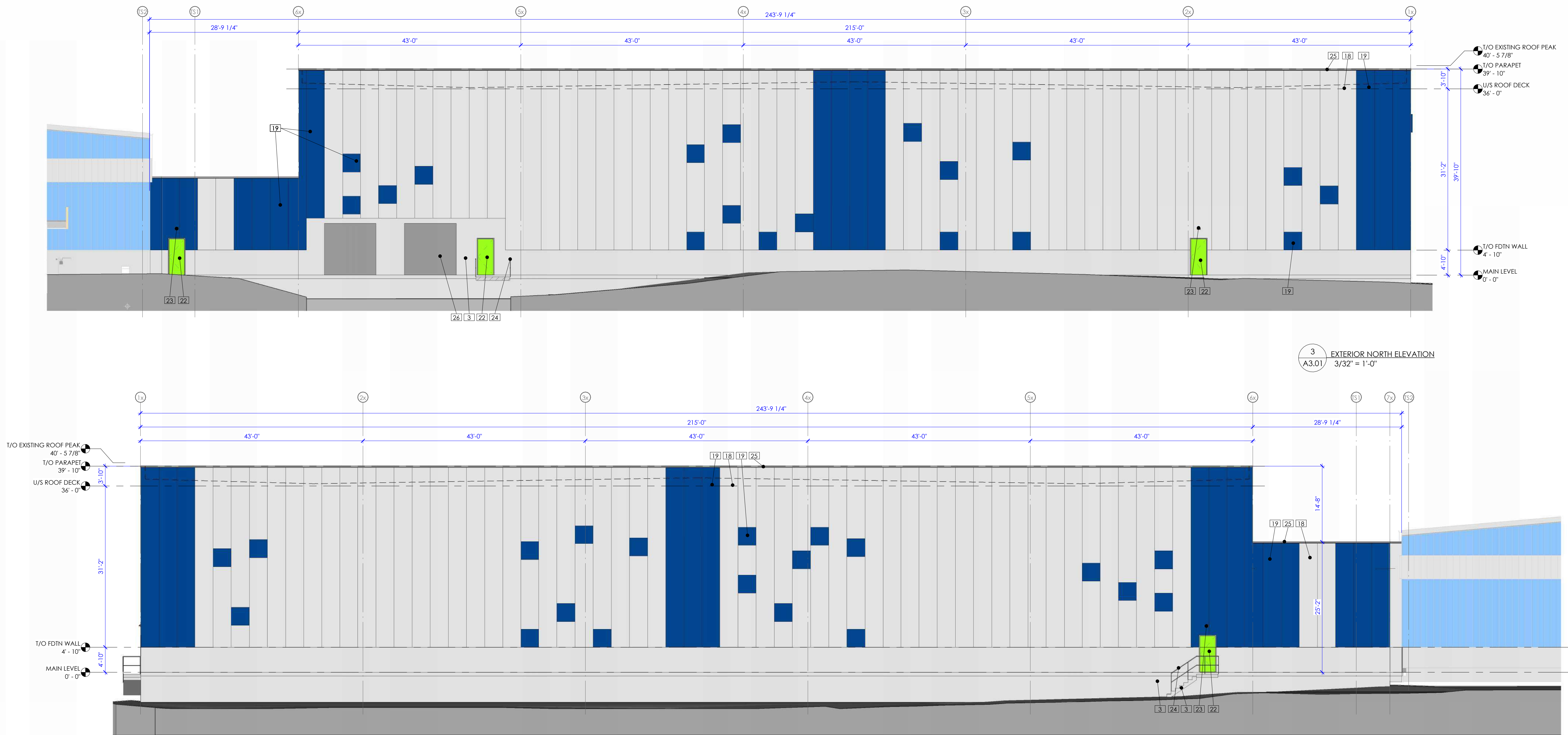
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PROJECT NAME	
INGENIA POLYMERS	
ADDRESS	
3719 76 AVE SE	
CALGARY, ALBERTA, T2C 3K7	

DRAWN	CHECKED
JMM	
DRAWING TITLE	
EXTERIOR ELEVATIONS - OVERALL	

SHEET
A3.00



3
A3.01
EXTERIOR NORTH ELEVATION
3/32" = 1'-0"

1
A3.01
EXTERIOR SOUTH ELEVATION
3/32" = 1'-0"

FINISH MATERIALS	
FINISH	SPECIFICATION
3	CAST IN PLACE CONCRETE - GREY
18	INSULATED METAL PANEL - GREY
19	INSULATED METAL PANEL - BLUE
22	METAL EXIT DOOR - GREEN
23	WALL PACK - TO BE LESS THAN 100W
24	METAL GUARDRAIL - GREY
25	PARAPET CAP - GREY
26	OVERHEAD DOOR - GREY

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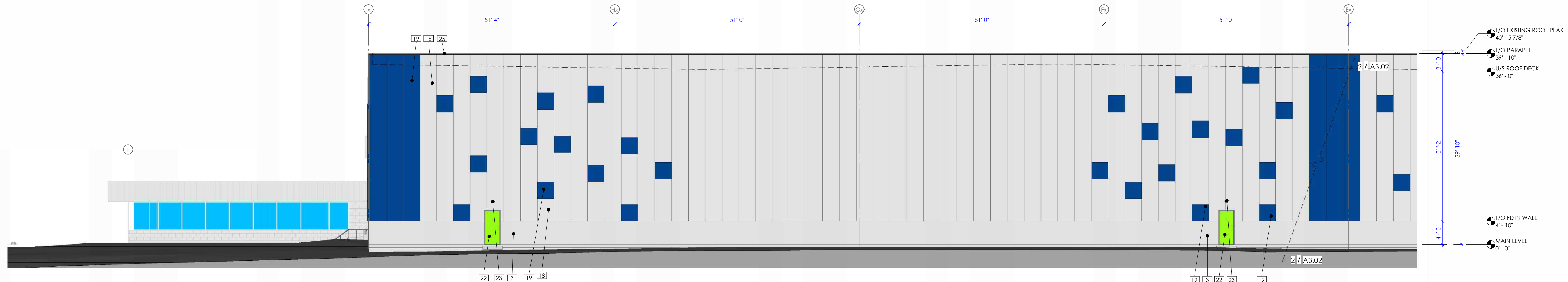
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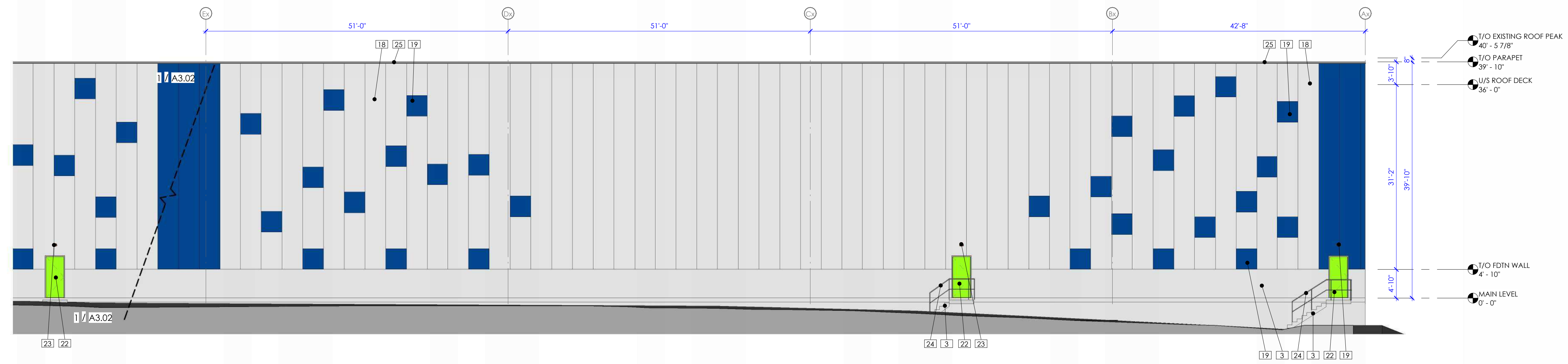
PROJECT	DATE	PROJECT No.
	26-1-8	25-047
	CLIENT NAME	
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PROJECT NAME		
INGENIA POLYMERS		
ADDRESS		
3719 76 AVE SE		
CALGARY, ALBERTA, T2C 3K7		

DRAWING	DRAWN JMM	CHECKED
	DRAWING TITLE EXTERIOR ELEVATIONS - NEW CONSTRUCTION	

A3.02



1 EXTERIOR NORTH WEST ELEVATION
A3.02 3/32" = 1'-0"



2 EXTERIOR SOUTH WEST ELEVATION
A3.02 3/32" = 1'-0"

FINISH MATERIALS	
FINISH	SPECIFICATION
3	CAST IN PLACE CONCRETE - GREY
18	INSULATED METAL PANEL - GREY
19	INSULATED METAL PANEL - BLUE
22	METAL EXIT DOOR - GREEN
23	WALL PACK - TO BE LESS THAN 100W
24	METAL GUARDRAIL - GREY
25	PARAPET CAP - GREY