

P:\E\15147-Capitol\2025\2506 - TransCanada Centre, Calgary, AB\Site\250605 Site Plan-Tim Horton - R6 (2025.04.09)-DEV PERMIT.dwg
LAST SAVED BY: darciana, 4/9/2025 2:08 PM

52 STREET N.E.

EXISTING CROSSWALK
AND BLVD. TO BE
REMOVED AND REBUILT.

MOLOK WASTE
CONTAINERS:
-GARBAGE
-CARDBOARD
-ORGANICS M1300
(0.8 CUBIC METERS)

DRIVE-THRU
PICK-UP WINDOW,
BOLLARD &
MAGNETIC LOOP

DRIVE-THRU
EXIT SIGN
NO RIGHT TURN
AND STOP GIGN

13.188
[43'-3"]

3.000
[9'-10"]

9.348
[30'-8"]

3.000
[9'-10"]

2.000
[6'-7"]

17.070
[56'-0"]

EASEMENT

URW PLAN 741 0025

EASEMENT

NEW TRANSFORMER
(SEE ELECTRICAL
DRAWINGS)

INTEGRATED
SPEAKER DIGITAL
MENU BOARD W/
BOLLARD

CONCRETE PAD AT
MENU BOARD

EXISTING CURB TO BE
DEMOLISHED

7.574
[24'-10"]

DIGITAL
PREVIEW BOARD

DRIVE-THRU
ENTRANCE SIGN

3 MOLOK UNITS

12.188
[40'-0"]

RELOCATED LIGHT
STANDARD

BIKE RACKS
(6 BIKE PARKINGS)

PATIO FENCE

PATIO FURNITURE

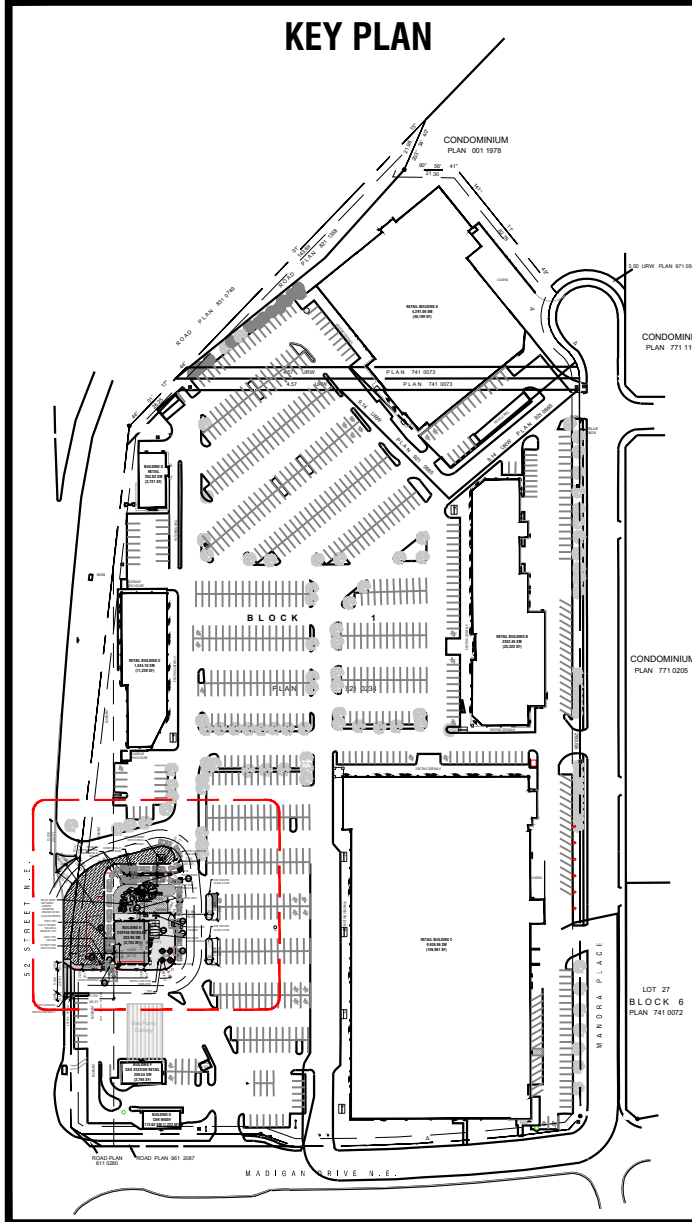
**BUILDING H
COFFEE RETAILER
253.96 SM
(2,734 SF)**

Gas Pump

NEW CONCRETE
ISLAND & CURB

NEW CONCRETE
ISLAND & CURB

KEY PLAN



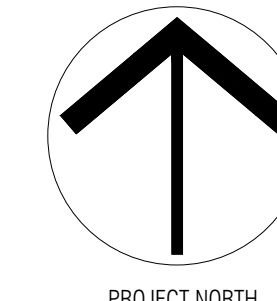
PROPOSED SITE DATA

ZONE:	COMMERCIAL - COMMUNITY 2(C-C2)		
SITE A (PROPOSED) AREA:	717,061 SF	66,617.17 SM	6.66 HA
FRONTAGE:	MADIGAN DRIVE	48.0 m	
DEPTH:		85.6 m	
REAR:		43.4 m	
SETBACKS	REQUIRED	PROVIDED	
FRONT YARD	4.0 m	4.0 m	
REAR YARD	4.5 m	4.5 m	
INTERIOR SIDE YARD	0 m	0 m	
EXTERIOR SIDE YARD	3.0 m - 17.5 m	N/A	
BUILDING	AREA S.F.	AREA S.M.	COVERAGE
(EX) BLDG. A MAINFLOOR AREA:	46,189	4,291.06	6.44%
(EX) BLDG. B MAINFLOOR AREA:	25,322	2,352.46	3.53%
(EX) BLDG. C MAINFLOOR AREA:	106,961	9,936.96	14.92%
(EX) BLDG. D MAINFLOOR AREA:	2,721	252.63	0.38%
(EX) BLDG. E MAINFLOOR AREA:	11,239	1,044.10	1.57%
(EX) BLDG. F MAINFLOOR AREA:	2,794	259.54	0.39%
(EX) BLDG. G MAINFLOOR AREA:	1,223	113.62	0.17%
(PROP.) BLDG. H MAINFLOOR AREA:	2,734	253.96	0.38%
TOTAL MAINFLOOR AREA:	199,181	18,504.53	27.78%
PARKING	REQUIRED	PROVIDED	
EXISTING SPACES	N/A	916	
PROPOSED SPACES	N/A	888	
BARRIER FREE	REQUIRED	PROVIDED	
	0	24	
PARKING SPACE: 260m x 5.4m, 7.20m AISLE			
BARRIER FREE SPACE: 3.40m x 5.8m			
FIRE ROUTE: 6.0m WIDE, MIN. 12.0m x RADIUS			
BICYCLE	REQUIRED	PROVIDED	
STANDARD SPACES	2	16	
LOADING	REQUIRED	PROVIDED	
2,300 - 7,000 S.M.	N/A	5	

LEGEND

PROPERTY LINE	
SETBACKS	
FIRE ROUTE	
PRINCIPLE ENTRANCE	SECONDARY ENTRANCE/EXIT
PEDESTRIAN CROSSWALK	'NO PARK' ZONE
DEPRESSED CURB	PARKING COUNT
STOP SIGN	PYLON SIGN
'BARRIER FREE' SIGN	BARRIER FREE PARKING
'FIRE ROUTE' SIGN	3m x 6m CAR SPACE
LANDSCAPING GREEN SPACE	FH FIRE HYDRANT
NEW SIDEWALK	EXISTING EASEMENT
GM GAS METER	BR BIKE RACK - 2 SPOTS
TRAFFIC FLOW ARROWS	MOLOK GARBAGE SYSTEM
TRANSFORMER	BOLLARD
CB CATCH BASIN	GM GAS METER
MH MANHOLE	LIGHT STANDARD
WALL PAK LIGHTING	

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
- CHECK AND VERIFY ALL DIMENSIONS ON SITE.
- REPORT ALL ERRORS AND/OR OMISSIONS TO GREYSTONE BEFORE CONTINUING WITH ANY WORK.
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS NOTED OTHERWISE
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154 King Street East
Cambridge, Ontario N3J 3M4
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6	ISSUED FOR REVIEW	2026.04.09
5	ISSUED FOR DEVELOPMENT PERMIT	2026.01.27
4	ISSUED FOR DEVELOPMENT PERMIT	2025.12.15
3	ISSUED FOR COORDINATION	2025.12.05
2	ISSUED FOR COORDINATION	2025.11.26
1	ISSUED FOR REVIEW & COORDINATION	2025.11.20

REV.	DESCRIPTION	DATE
△ REVISION	□ ISSUED	○ APPROVAL

CLIENT:



PROJECT:

SITE PLAN

TRANSCANADA CENTRE
1440 - 52 STREET NE
CALGARY, ALBERTA

DRAWING:

**ENLARGED
SITE
PLAN**

DRAWN:	N.B.	REVISION NUMBER:	R6
SCALE:	1:100	DRAWING NUMBER:	SP1.2
JOB NUMBER:	25506		



1
A3.1 SOUTHEAST PERSPECTIVE VIEW



2
A3.1 NORTHWEST PERSPECTIVE VIEW

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

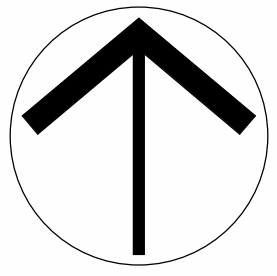
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PROJECT NORTH



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2	ISSUED FOR DEVELOPMENT PERMIT	2026.01.27
1	ISSUED FOR COORDINATION	2025.11.26
REV	DESCRIPTION	DATE

CLIENT:



PROJECT:

RETAIL UNIT

TRANSCANADA CENTRE
1440 - 52 STREET NE
CALGARY, ALBERTA

DRAWING:

EXTERIOR
PERSPECTIVES

DRAWN BY: Author	REVISION NUMBER: 2
SCALE:	DRAWING NUMBER: A3.1
JOB NUMBER: 25506	



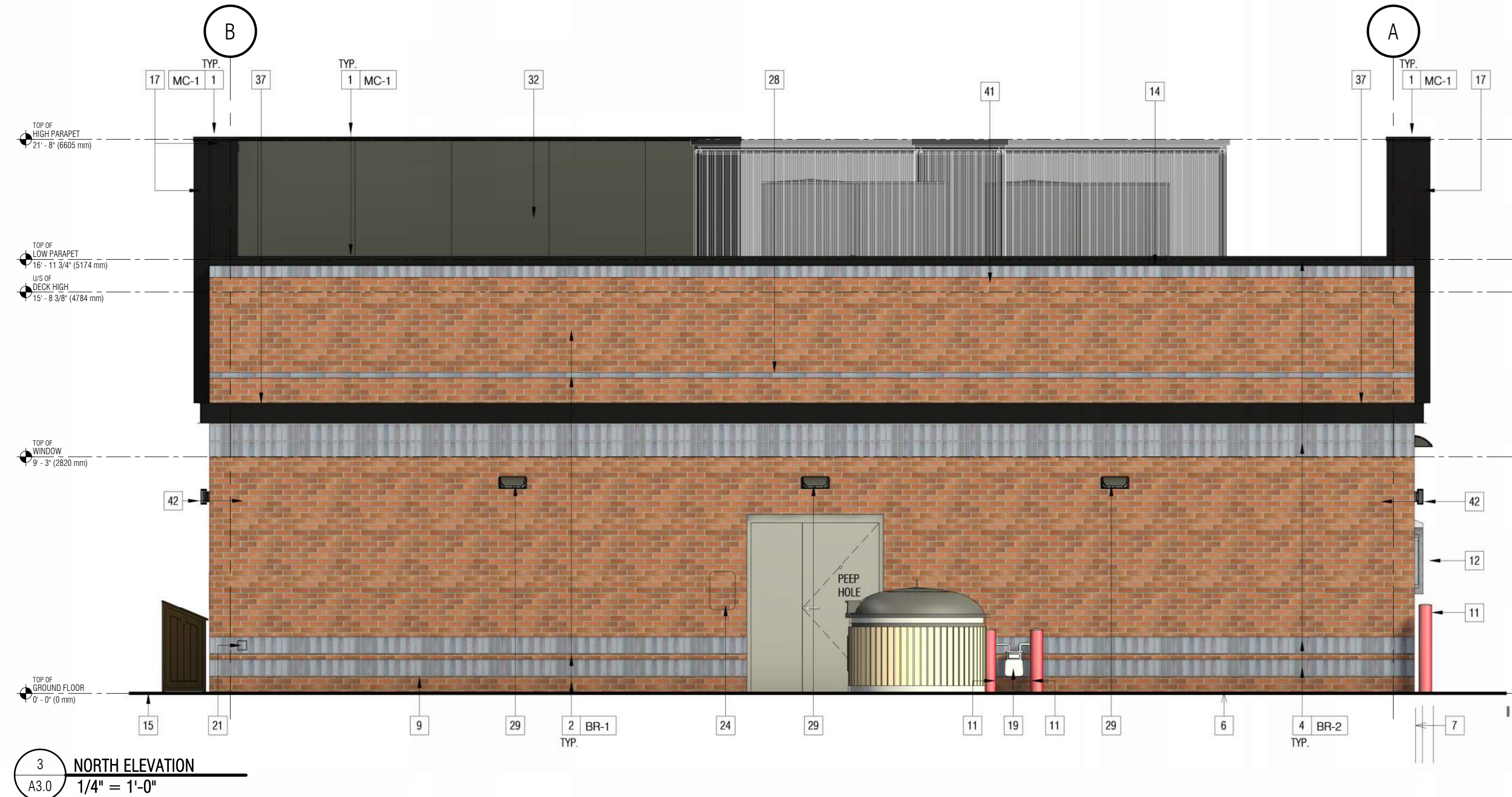
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION KEYED NOTES

1. PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
2. BRICK - MODULAR SIZE. REFER TO EXTERIOR FINISH SCHEDULE.
3. PANELS/ BUMP-OUT FEATURE (REFER TO EXTERIOR FINISH SCHEDULE) INCLUDING ALL MOUNTING HARDWARE/ HAT CHANNELS/ LIGHTING/ DRIVERS.
4. SOLDIER COURSE ACCENT BRICK - MODULAR SIZE. REFER TO EXTERIOR FINISH SCHEDULE.
5. ANODIZED ALUMINUM FRAMES. REFER TO WINDOW SCHEDULE.
6. EXPOSED FOUNDATION TO BE PARGED & FREE OF IMPERFECTIONS. REFER TO STRUCTURAL DRAWINGS FOR SIZE & DEPTH.
7. POURED CONCRETE FOUNDATION. REFER TO STRUCTURAL DRAWINGS FOR SIZE & DEPTH.
8. 42" (1067mm) HIGH ILLUMINATED SIGN MOUNTED ON EXTERIOR WALL CLADDING. REFER TO ELECTRICAL DRAWINGS.
9. ROOF ACCESS LADDER. REFER TO DETAIL.
10. METAL PIPE RAILING. REFER TO DETAIL.
11. 6" (150mm) DIA. METAL BOLLARD FILL W/ CONCRETE C/W BOLLARD COVER.
12. DRIVE-THRU WINDOW WITH INSULATED PANEL.
13. RESERVED.
14. OVERFLOW SCUPPER.
15. CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
16. EXTERIOR RECYCLING UNIT.
17. BUMP-OUT FEATURE (COLOUR/MATTE BLACK).
18. RESERVED.
19. LOCATION OF GAS METER. REFER TO MECHANICAL DRAWINGS.
20. ANODIZED ALUMINUM (EXTERIOR STOREFRONT SWING DOORS).
21. RESERVED.
22. BARRIER FREE PUSH BUTTON COLUMN DOOR OPERATOR FOR BARRIER FREE ENTRANCE DOORS PER ABC (INSTALLED AT NOT LESS THAN 150MM A.F.F. AND NOT MORE THAN 1100MM A.F.F.)
23. RESERVED.
24. RESERVED.
25. RESERVED.
26. RESERVED.
27. RESERVED.
28. RUNNING BOND ACCENT BRICK - MODULAR SIZE. REFER TO EXTERIOR FINISH SCHEDULE.
29. WALL PACK. REFER TO ELECTRICAL DRAWINGS.
30. CONCRETE CURB ALONG DRIVE-THRU LANE.
31. EXTERIOR POP FRAMES.
32. TOP ROOF MEMBRANE ON BACK OF PARAPET WALLS. REFER TO SPECIFICATIONS.
33. RESERVED.
34. RESERVED.
35. INSULATED METAL PANEL (COLOR BLACK ANODIZED). REFER TO WINDOW SCHEDULE.
36. RESERVED.
37. C-CHANNEL C/W INTEGRATED PERIMETER LIGHTING ABOVE SOLDIER COURSE.
38. ILLUMINATED SIGNAGE OVER DRIVE THRU WINDOW.
39. RESERVED.
40. EXTERIOR LED SIGN LIGHT. REFER TO ELECTRICAL DRAWINGS.
41. DASHED LINE INDICATES ROOF LINE.
42. WALL SCONCE. REFER TO ELECTRICAL DRAWINGS.

EXTERIOR ELEVATION GENERAL NOTES

1. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL SCAFFOLDING. SCAFFOLDING SHALL NOT BLOCK CUSTOMER FROM ENTERING THE BUILDING. SCAFFOLDING DESIGN TO BE STAMPED BY A QUALIFIED ENGINEER TO MEET MINISTRY GUIDELINES. GENERAL CONTRACTOR TO PROVIDE SCAFFOLD LIGHTING IN CONFORMANCE WITH THE BUILDING CODE WHERE ACCESSIBLE TO THE PUBLIC.
2. PROVIDE AND MAINTAIN, ON A DAILY BASIS ALL EXTERIOR COVERING, FENCING, TAPPING, HOARDING, SIGNAGE, AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY OF PUBLIC AND STAFF. EXTERIOR HOARDING TO BE 8'-0" HIGH PLYWOOD PAINTED WHITE.
3. EXTERIOR SIGNAGE TO BE SUPPLIED AND INSTALLED BY CLIENT'S SIGNAGE CONTRACTOR. ALL SIGNAGE IS SHOWN AS APPROXIMATE DIMENSIONS. FINAL SIGN TO BE COORDINATED WITH APPROVED SIGNAGE PACKAGE.
4. GENERAL CONTRACTOR TO DISCONNECT ELECTRICAL FROM THE EXISTING SIGNAGE TO BE REMOVED AND PROVIDE FINAL CONNECTION FOR ALL NEW EXTERIOR SIGNAGE.
5. GENERAL CONTRACTOR TO PROVIDE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING BEHIND THE EXTERIOR CLADDING WHERE AN EXTERIOR SIGN IS TO BE INSTALLED. PLYWOOD IS TO BE INSTALLED OVER THE EXTERIOR GRADE GYPSUM SHEATHING.
6. ALL EXISTING GRADES ARE TO BE REVIEWED PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR. ALL DISCREPANCIES IN EXISTING MATERIALS AND DIMENSIONS ARE TO BE REPORTED TO GREYSTONE.
7. ALL SURFACES TO RECEIVE FINISHES ARE TO BE REVIEWED PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR. ALL DISCREPANCIES IN EXISTING MATERIALS AND DIMENSIONS ARE TO BE REPORTED TO GREYSTONE.
8. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL FINISHES AS A RESULT OF THE INSTALLATION OF EXTERIOR LIGHTING.
9. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL DAMAGED MATERIALS THAT ARE TO RECEIVE A NEW FINISH.
10. EXISTING ALUMINUM DOORS, WINDOWS AND FRAMES THAT ARE TO RECEIVE A PAINTED FINISH SHALL HAVE ALL SURFACES CLEANED WITH TSP AND STEEL WOOL. APPLY ONE LAYER OF BENJAMIN MOORE ALKO BONDING PRIMER PRIOR TO PAINTING. CONTRACTOR TO PROVIDE A TEST PATCH AND COLOUR SAMPLE FOR APPROVAL.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EXTERIOR PAINT WORK.
12. ALL EXISTING BOLLARDS ON SITE ARE TO BE CLEANED, PRIMED AND REPAINTED WITH A CORROSION RESISTANT PAINT. COLOUR: TRAFFIC YELLOW.
13. VERTICAL AND HORIZONTAL 'Y' JOINTS REVEALS IN E.L.F.S SHALL HAVE SIDES ANGLED AT 45-DEGREES AND BE 1" IN WIDTH. REVEALS ARE DIMENSIONED TO THE CENTER LINE. (SEE WALL SECTIONS FOR DETAILING)

FINISH SCHEDULE

TAG	PRODUCT	MANUF.	TYPE AND COLOUR
MC-1	PREFINISHED METAL FLASHING	FIRESTONE	FLASHING AT BRICK PARAPET - COLOUR: TO MATTE BLACK FLASHING AT FOUNDATION: COLOUR: MATTE BLACK ALL FLASHING AT WINDOWS IS TO BE MATTE BLACK
FC-1	PERFORATED METAL LIGHTBOX FIXTURE	MONTREAL NEON	PERFORATED WHITE METAL OVER BLACK METAL PANELS FRAMED WITH BLACK ALUMINUM FRAME THAT EXTENDS TO GRADE. LED STRAIGHT TO CAST LIGHT ALONG PERIMETER OF PERFORATED METAL. PANEL SIZES: A. 1156mm (45.5"W) X 3048mm (120" HIGH) B. 1156mm (45.5"W) X 2235mm (88" HIGH) NOTE: REFER TO EXTERIOR ELEVATIONS FOR PANEL SIZE (PANEL A OR PANEL B)
FC-2	CUSTOM FINISHED EXTRUDED ALUMINUM SIDING	KNOTWOOD (SUPPLIED BY HUC)	6" FLAT SIDING PROFILE (WITH APPROVED CUSTOM FINISH) C.G. TO TOUCH UP IN FIELD. EXTRUDED ALUMINUM OUTSIDE/INSIDE CORNER PIECES, COVERS AND JOINTS WITH APPROVED CUSTOM FINISH. COLOUR: CANADIAN SHIELD NOTE: TO BE INSTALLED IN STAGGERED PATTERN TO AVOID ALIGNED VERTICAL JOINTS.
BR-1	BRICK	ENDICOTT CLAY PRODUCTS	MODULAR FACE BRICK 94mm D x 57mm H x 194mm L. COLOUR: MEDIUM IRONSPOT 77, SMOOTH FINISH, RUNNING BOND. MORTAR: SM/30, BRANWOOD.
BR-2	BRICK (ACCENT)	ENDICOTT CLAY PRODUCTS	MODULAR FACE BRICK 94mm D x 57mm H x 194mm L. COLOUR: ENDICOTT DARK IRONSPOT, ARTISAN FINISH, SOLDIER COURSE. MORTAR: SM/30, BRANWOOD.
P-08	PAINT - REAR DOOR & HANDRAIL	SHERWIN WILLIAMS	PAINT FOR EXTERIOR METALS. COLOUR: #SW 7069 IRON ORE - MIN. 2 FINISH COATS
P-17	PAINT - BOLLARD (ONLY PAINT IN CASE CAN'T USE THE COVER)	SHERWIN WILLIAMS	PAINT FOR BOLLARD. COLOUR: #SW 6868 REAL RED - MIN. 2 FINISH COATS

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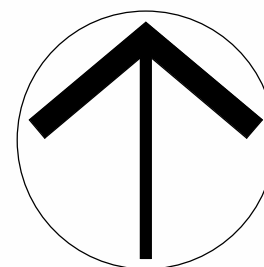
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3	ISSUED FOR DEVELOPMENT PERMIT	2026.01.27
2	ISSUED FOR COORDINATION	2025.11.26
1	ISSUED FOR REVIEW AND COORDINATION	2025.11.20

REV	DESCRIPTION	DATE
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CLIENT:



PROJECT:

RETAIL UNIT

TRANSCANADA CENTRE
1440 - 52 STREET NE
CALGARY, ALBERTA

DRAWING:

EXTERIOR
ELEVATIONS

DRAWN BY:
MA

REVISION NUMBER:

3

SCALE:
As indicated

DRAWING NUMBER:

A3.0

JOB NUMBER:
25506