

ISSUES

23/02/26

REVISIONS



HYBRIZE DESIGN INC.
ARCHITECTURAL | ENGINEERING
DESIGN & BUILD
727 7th Avenue Calgary, AB

PROPOSED
STORAGE BUILDING

5150 -76th Ave SE, CALGARY ALBERTA
UNIT 2

SITE PLAN (LANDSCAPE)

PROJECT NO: J-333

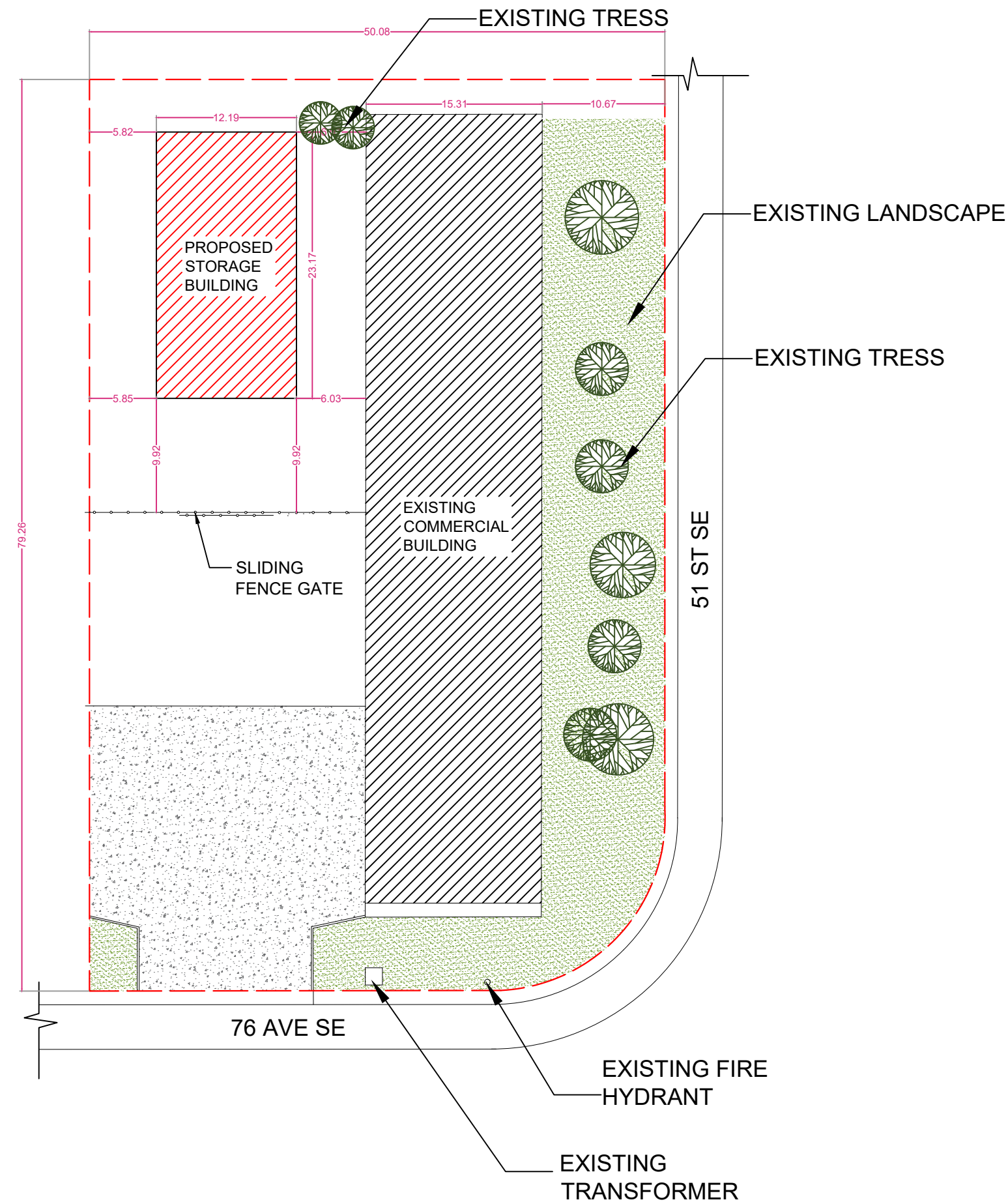
SCALE

DRAWN BY :SP

CHECKED BY :PS

AUTHORITY HAVING JURISDICTION
SEAL (AS REQUIRED)

CERTIFIED PROFESSIONAL'S SEAL &
SIGNATURE (AS REQUIRED)



TOTAL NO OF EXISTING TREES - 9 NO.S
TOTAL LANDSCAPE AREA - 9806 SQFT
PROP. BUILDING AREA- 282.43 m² (3040.00 ft²)

--- PLOT BOUNDARY



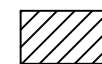
EXISTING TREES



EXISTING LANDSCAPE



PROPOSED BUILDING



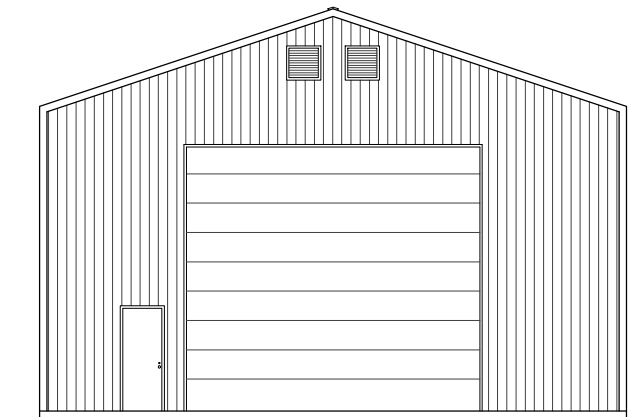
EXISTING BUILDING



FOR BUILDING
PERMIT ONLY



PERMIT TO PRACTICE
REIDARS CONSULTING AND ASSOCIATES LTD
 PRAJAPATI: 100
 PRAJAPATI: 4000
 DATE: 20 November 2020
PERMIT NUMBER: P000515
 This document is the property of Reidars Consulting and Associates Ltd.



STAMPS

2	ISSUED FOR B.P. ONLY	28NOV25	LL
1	ISSUED FOR REVIEW	25NOV25	LL
NO.	REVISION	DATE	BY



RICHARDS
CONSULTING &
ASSOCIATES
LIMITED

27317 TWP RD 372
RED DEER COUNTY,
ALBERTA T4N 5E3

P: 403-886-2919 F: 403-886-2733

PROJECT

ABS TRUCK AND
TRAILER PARTS LTD
50'-0" X 76'-0" X
20'-0" PROPOSED
BUILDING

CALGARY, ALBERTA

LEGAL DESCRIPTION

5150 76 AVE SE

DRAWING TITLE

COVER PAGE

SCALE

DESIGNED BY M. RICHARDS	DATE 28NOV2025
DRAWN BY L. LUNDGREN	DATE 28NOV2025
CHECKED BY M. RICHARDS	DATE 28NOV2025

JOB NUMBER	PAGE NUMBER	REVISION
25140	00	2

BUILDING CODE ANALYSIS

BUILDING CLASSIFICATION:

MAJOR OCCUPANCY: GROUP F, DIVISION 3, ONE STOREY, 3.2.2.89
OTHER OCCUPANCIES:

DESCRIPTION:

DESCRIPTION:	ARTICLE:	PROVIDED:
BUILDING HEIGHT	3.2.2.8.9 – MAX 1 STOREY	1 STOREY OR 8.38m (27'-6")
BUILDING ACCESS	3.2.2.10	FACING 2 STOREYS WITH ACCESS TO 4 SIDES
TOTAL MAIN FLOOR AREA	TABLE 3.2.2.8.9 <7000m²	282.43m² (3047ft²)
TOTAL SECOND FLOOR AREA	TABLE 3.2.2.8.9 <0m²	N/A
MEZZANINE FLOOR AREA	TABLE 3.2.2.8.9 <0m²	N/A
SPRINKLER	3.2.2.11 >2000m²	NOT SPRINKLERED
STAND PIPE & HOSE SYSTEMS	3.2.2.8 >##m²	N/A
WATER SUPPLY	3.2.2.7	OL REQUIRED
OCUPANT LOAD	TABLE 3.1.7.1.1	MAX 10 PERSONS
FIRE ALARM	3.2.4.1	NOT REQUIRED
EXIT SIGNS	4.2.5.1	NOT REQUIRED

REQUIRED PROFESSIONAL INVOLVEMENT	
1. <i>Professional Development</i>	1. <i>Professional Development</i>
2. <i>Professional Involvement</i>	2. <i>Professional Involvement</i>
3. <i>Professional Leadership</i>	3. <i>Professional Leadership</i>
4. <i>Professional Ethics</i>	4. <i>Professional Ethics</i>
5. <i>Professional Communication</i>	5. <i>Professional Communication</i>
6. <i>Professional Collaboration</i>	6. <i>Professional Collaboration</i>
7. <i>Professional Innovation</i>	7. <i>Professional Innovation</i>
8. <i>Professional Research</i>	8. <i>Professional Research</i>
9. <i>Professional Service</i>	9. <i>Professional Service</i>
10. <i>Professional Advocacy</i>	10. <i>Professional Advocacy</i>
11. <i>Professional Leadership</i>	11. <i>Professional Leadership</i>
12. <i>Professional Ethics</i>	12. <i>Professional Ethics</i>
13. <i>Professional Communication</i>	13. <i>Professional Communication</i>
14. <i>Professional Collaboration</i>	14. <i>Professional Collaboration</i>
15. <i>Professional Innovation</i>	15. <i>Professional Innovation</i>
16. <i>Professional Research</i>	16. <i>Professional Research</i>
17. <i>Professional Service</i>	17. <i>Professional Service</i>
18. <i>Professional Advocacy</i>	18. <i>Professional Advocacy</i>
19. <i>Professional Leadership</i>	19. <i>Professional Leadership</i>
20. <i>Professional Ethics</i>	20. <i>Professional Ethics</i>
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102. <i>Professional Collaboration</i>	102. <i>Professional Collaboration</i>
103. <i>Professional Innovation</i>	103. <i>Professional Innovation</i>
104. <i>Professional Research</i>	

ARCHITECTURAL:	STRUCTURAL:	MECHANICAL:	ELECTRICAL:	GEOTECHNICAL:
RICHARDS CONSULTING	RICHARDS CONSULTING	N/A	N/A	N/A

FIRE SEPARATIONS:

ARTICLE:

FLOOR ASSEMBLIES	3.2.2.89 - 3/4HR RATED OR N/C CONST.	N/A
MEZZ. FLOOR ASSEMBLIES	3.2.2.89 - 3/4HR FIRE RATED ASSEMBLY	N/A
ROOF ASSEMBLIES	3.2.2.89 - 0HR RATED	NON FIRE RATED ASSEMBLY
LOAD BEARING WALLS	3.2.2.89 - 3/4HR RATED OR N/C CONST.	NON FIRE RATED ASSEMBLY
ROOFING OF SUITES	3.3.1.1 - NOT LESS THAN 1HR	
REPAIR GARAGE	3.3.6.3 (c) - 2HR FIRE RATED	N/A
VEHICLE STORAGE	3.3.6.3 (c) - 1HR FIRE RATED	N/A
FIREWALL	3.1.10 - 4HR RATED CONC. BLOCK	N/A
BUILDING CONSTRUCTION	3.2.2.89 - COMBUSTIBLE & N/C	COMBUSTIBLE & NON-COMBUSTIBLE
MECHANICAL ROOM	3.6.2.1 - NOT LESS THAN 1HR RATED	N/A
EXIT STAIRS	3.4.1.1 - NOT LESS THAN 45MIN RATED	N/A
JANITOR ROOM	3.3.1.21 - NOT LESS THAN 45MIN RATED	N/A

SPATIAL SEPARATIONS:

RATING/ALLOWABLE OPENINGS:

NORTH:	1HR FIRE RATING, 10% ALLOWED OPENINGS NON COMB. CLADDING & COMB. CONST.	1HR FIRE RATING, 1.69% UNPROTECTED OPENINGS NON COMB. CLADDING & COMB. CONST.
WEST:	1HR FIRE RATING, 11% ALLOWED OPENINGS NON COMB. CLADDING & COMB. CONST.	1HR FIRE RATING, 0% UNPROTECTED OPENINGS NON COMB. CLADDING & COMB. CONST.
SOUTH:	0HR FIRE RATING, 100% ALLOWED OPENINGS COMB. CLADDING & COMB. CONST.	0HR FIRE RATING, 30.58% UNPROTECTED OPENINGS NON COMB. CLADDING & COMB. CONST.
EAST:	1HR FIRE RATING, 10% ALLOWED OPENINGS NON COMB. CLADDING & COMB. CONST.	1HR FIRE RATING, 9.47% UNPROTECTED OPENINGS NON COMB. CLADDING & COMB. CONST.

PROVIDED:

N/A
N/A
NON FIRE RATED ASSEMBLY
NON FIRE RATED ASSEMBLY
N/A
N/A
N/A
N/A
COMBUSTIBLE & NON-COMBUSTIBLE
N/A
N/A
N/A

17/11	PROVIDED:
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1HR FIRE RATING, 1.69% UNPROTECTED OPENINGS
NON COMB. CLADDING & COMB. CONST.
1HR FIRE RATING, 0% UNPROTECTED OPENINGS
NON COMB. CLADDING & COMB. CONST.
0HR FIRE RATING, 30.58% UNPROTECTED OPENINGS
NON COMB. CLADDING & COMB. CONST.
1HR FIRE RATING, 9.47% UNPROTECTED OPENINGS
NON COMB. CLADDING & COMB. CONST.

DRAWING LIST

DRAWING LIST	
00	- COVER PAGE
A1.0	- SITE PLAN
A2.0	- BUILDING ELEVATIONS
A3.0	- MAIN FLOOR PLAN
A5.0	- CONSTRUCTION ASSEMBLIES, SCHEDULES AND RSI CALCULATIONS
S1.0	- GENERAL NOTES
S2.0	- FOUNDATION PLAN
S3.0	- BUILDING SECTIONS
S4.0	- WALL SECTIONS
S6.0	- TRUSS PLAN
S7.0	- DETAILS
S7.1	- DETAILS
S7.2	- DETAILS
S7.3	- DETAILS
S7.4	- DETAILS

CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR
TO CONSTRUCTION AND REPORT ANY DISCREPANCIES

CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.

CONFIRM LOCATION OF ALL REQUIRED SIDEWALKS AND CURBS WITH THE CITY OF EDMONTON PRIOR TO CONSTRUCTION.

CONFIRM LOCATION OF ALL EXIST. AND PROP. UTILITY
RIGHT OF WAYS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL LOCATE ALL EXIST. UNDERGROUND UTILITIES IN THE VICINITY OF THE PROP. STRUCTURE PRIOR TO EXCAVATION.

CONTRACTOR SHALL ARRANGE FOR RELOCATION OF ALL UTILITIES AFFECTED BY THE PROP. STRUCTURE.

The site plan for 76th Avenue S.E. shows a large rectangular property with a total width of 90.02m and a total depth of 79.29m. The property is divided into several sections by existing and proposed fences and buildings.

Property Dimensions and Layout:

- Top Boundary:** 90.02m total width. Segments from left to right: 24.36m, 15.31m, 6.09m, 12.19m, 6.09m, 15.31m, 10.67m.
- Left Boundary:** 79.29m total depth.
- Right Boundary:** 51st Street S.E. (curved boundary).
- Bottom Boundary:** 76th Avenue S.E. (75.05m segment shown).

Existing Features:

- Existing 2.00m Tall Chain Link Fence:** Located along the top and left boundaries of the main property area.
- Existing Commercial Building "A":** Located in the center-left portion of the property.
- Existing Commercial Building "B":** Located in the center-right portion of the property.
- Existing Approach to Remain:** Two areas at the bottom left and bottom center.
- Existing Sidewalk to Remain:** Two areas along the bottom boundary.
- Existing Transformer:** Located near the bottom center.
- Existing Fire Hydrant:** Located near the bottom right corner.

Proposed Features:

- Proposed Industrial Building "C":** A rectangular building located in the upper center portion of the property.

Other Labels:

- ADJACENT PROPERTY:** Located to the north and east of the main property.
- 76th Avenue S.E.:** The street running along the bottom boundary.
- 51st Street S.E.:** The street running along the right boundary.

1 SITE PLAN
A1.0 SCALE: 1:200

FOR BUILDING
PERMIT ONLY



PERMIT TO PRACTICE
REYNOLDS CONSULTING AND ASSOCIATES
PW SIGNATURE: 
PWALPHA ID: 40000
DATE: 24 November 2025
PERMIT NUMBER: P0005
The Department of Professional Engineers

STAMPS

2	ISSUED FOR B.P. ONLY	28NOV25
1	ISSUED FOR REVIEW	25NOV25
NO. REVISION		DATE

RICHARDS



27317 TWP RD 372
RED DEER COUNTY,
ALBERTA T4N 5E3

P: 403-886-2919 F: 403-886-2771

PROJECT

ABS TRUCK AND
TRAILER PARTS LTD
50'-0" X 76'-0"
20'-0" PROPOSED
BUILDING

CALGARY, ALBERTA

LEGAL DESCRIPTION

5150 76 AVE SE

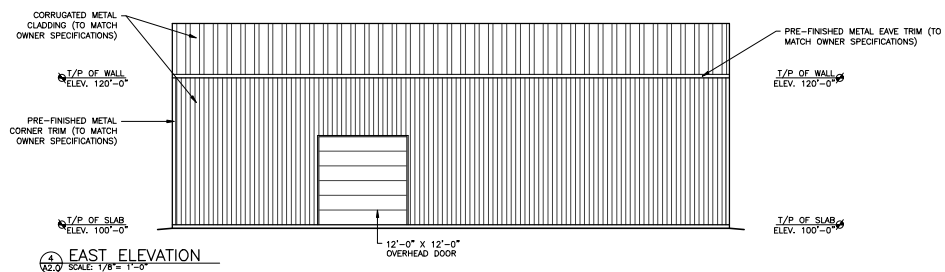
DRAWING TITLE

SITE PLAN

SCALE

DESIGNED BY M. RICHARDS	DATE 28NOV2021
DRAWN BY L. LUNDGREN	DATE 28NOV2021
CHECKED BY M. RICHARDS	DATE 28NOV2021

JOB NUMBER	PAGE NUMBER	REVISION
25140	A1.0	2



JOB NUMBER	PAGE NUMBER	REVISION
25140	A2.0	2

PROPOSED STORAGE BUILDING

5150 -76th Ave SE, CALGARY ALBERTA (UNIT -2)

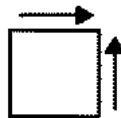
ISSUED FOR DEVELOPMENT PERMIT



HYBRIZZE DESIGN INC.

ARCHITECTURAL

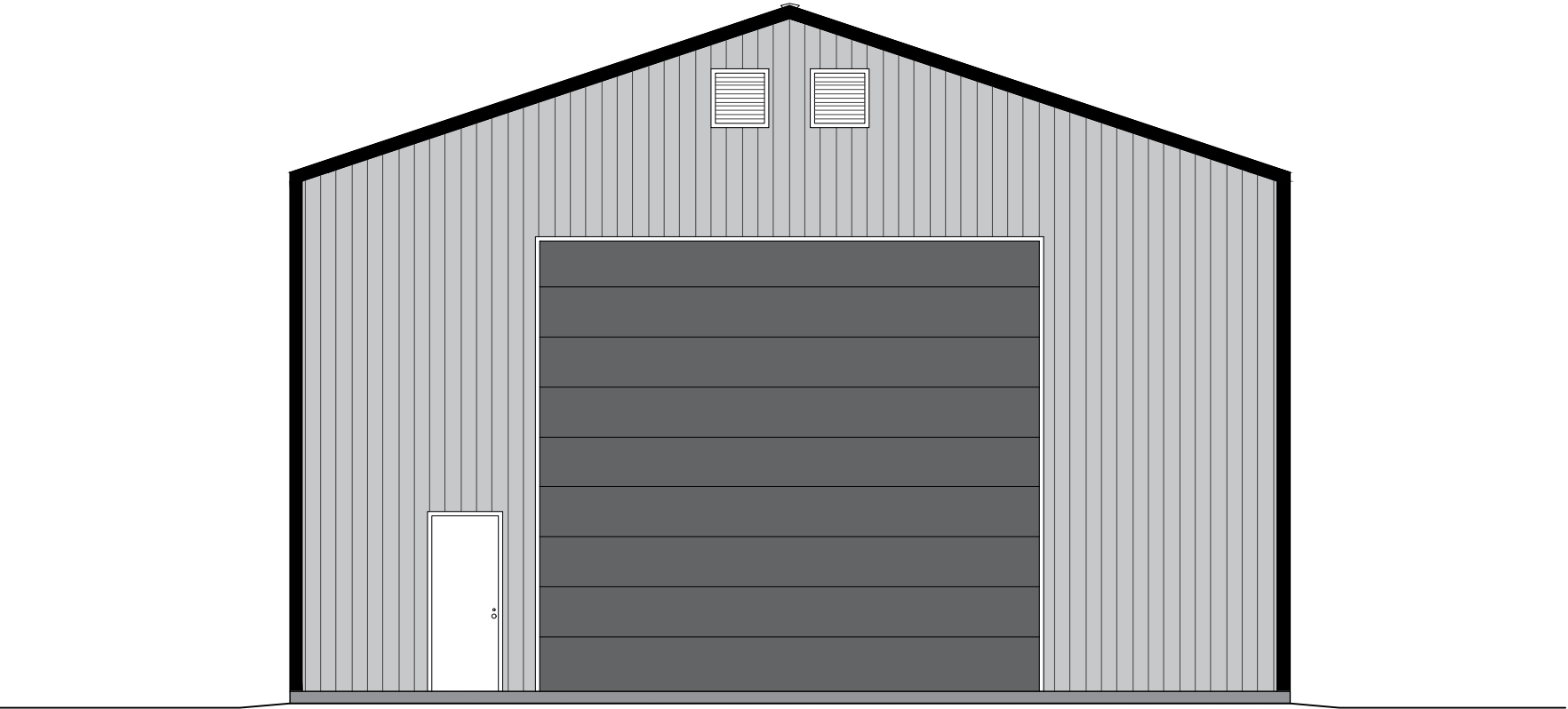
- A0.1 - MUNICIPAL AND BYLAW REVIEW
- A0.2 - SITE PLAN
- A0.3- SITE PHOTOS
- A0.4- FOUNDATION PLAN/MAIN FLOOR/TRUSS PLAN
- A0.5- BUILDING CODE REVIEW AND EXTERIOR ELEVATIONS



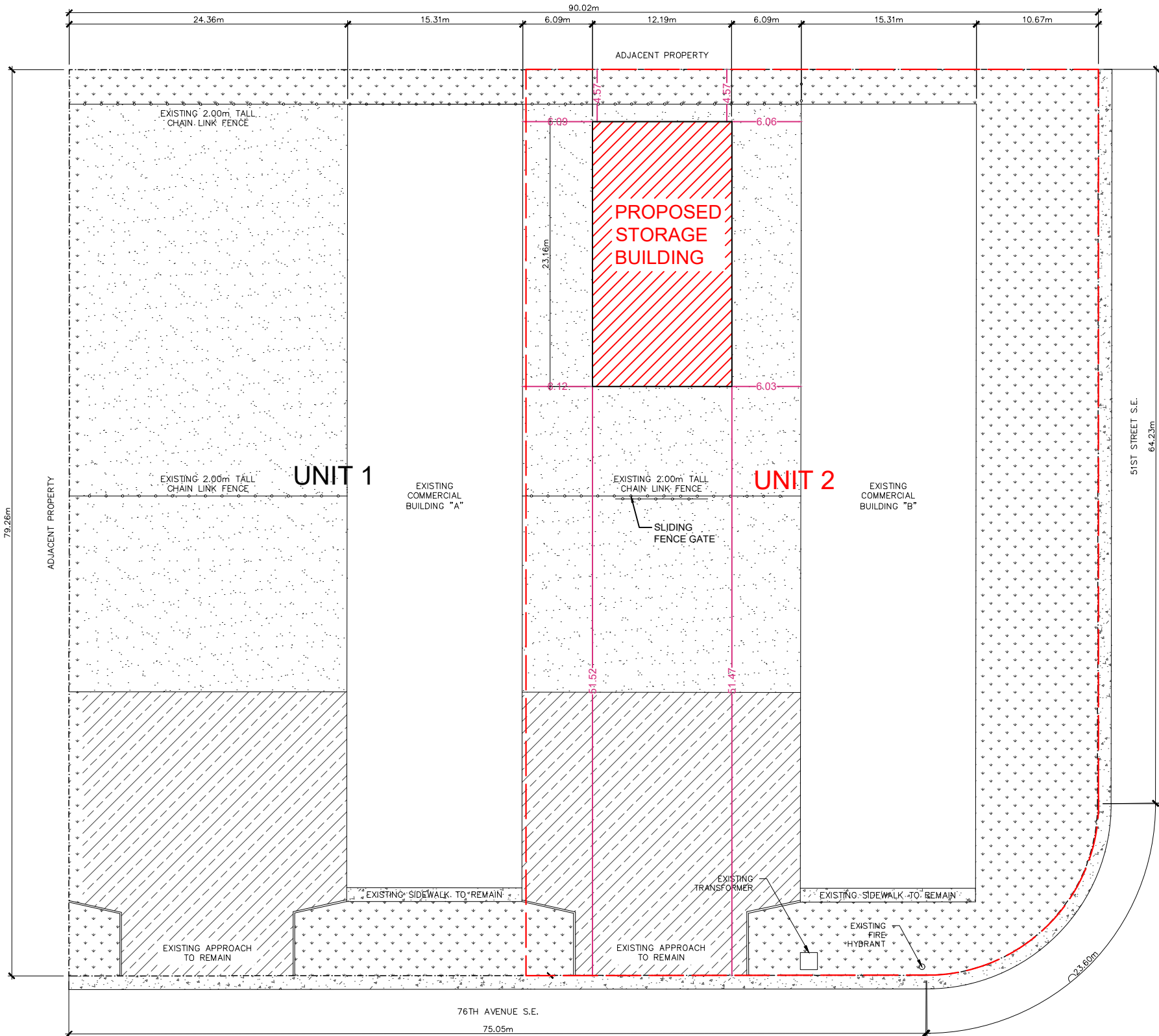
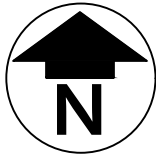
RICHARDS CONSULTING
AND ASSOCIATED
LIMITED

STRUCTURAL

- A1.0 - SITE PLAN
- A2.0 - BUILDING ELEVATIONS
- A3.0 - MAIN FLOOR PLAN
- A5.0 - CONSTRUCTION ASSEMBLIES,
DOOR/WINDOW SCHEDULES & RSI
CALCULATIONS
- S1.0 - GENERAL NOTES
- S2.0 - FOUNDATION PLAN
- S3.0 - BUILDING SECTIONS
- S4.0 - WALL SECTIONS
- S6.0 - TRUSS PLAN
- S7.0 - DETAILS
- S7.1 - DETAILS
- S7.2 - DETAILS
- S7.3 - END WALL DETAILS
- S7.4 - SIDE WALL DETAILS



CALGARY, ALBERTA		
LEGAL LAND DESCRIPTION: LOT 3, BLOCK 7, PLAN 801 0816		
CIVIL ADDRESS: 5150 – 76TH AVENUE SE		
LAND ZONING: INDUSTRIAL – GENERAL (I-G)		
BUILDING USE: LIGHT INDUSTRIAL		
BUILDING USE:	LIGHT INDUSTRIAL	
REGULATION:	REQUIRED:	PROPOSED:
SITE AREA:	3912.92 m² (42118 ft²)	
BUILDING AREA:	BUILDING B: 1050.27 m² (11305.01 ft²) BUILDING C: 282.43 m² (3040.00 ft²) TOTAL: 1332.7 m² (14343 ft²)	
BUILDING HEIGHT:	NO RESTRICTION	8.38 m (27'-6")
SETBACKS:		
FRONT YARD SOUTH:	4.00 m (13'-1 1/2")	51.52m
REAR YARD NORTH:	1.20 m (3'-11 1/4")	4.57m
FRONT YARD EAST:	4.00 m (13'-1 1/2")	6.06m
SIDE YARD WEST:	1.20 m (3'-11 1/4")	6.09m



SITE PLAN
SCALE : 1:200

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ISSUES

23/01/26

REVISIONS



HYBRIZE DESIGN INC.
ARCHITECTURAL | ENGINEERING
DESIGN & BUILD
727 7th Avenue Calgary, AB

**PROPOSED
STORAGE BUILDING**

5150 -76th Ave SE, CALGARY ALBERTA
UNIT 2

SITE PLAN

PROJECT NO: J-333

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