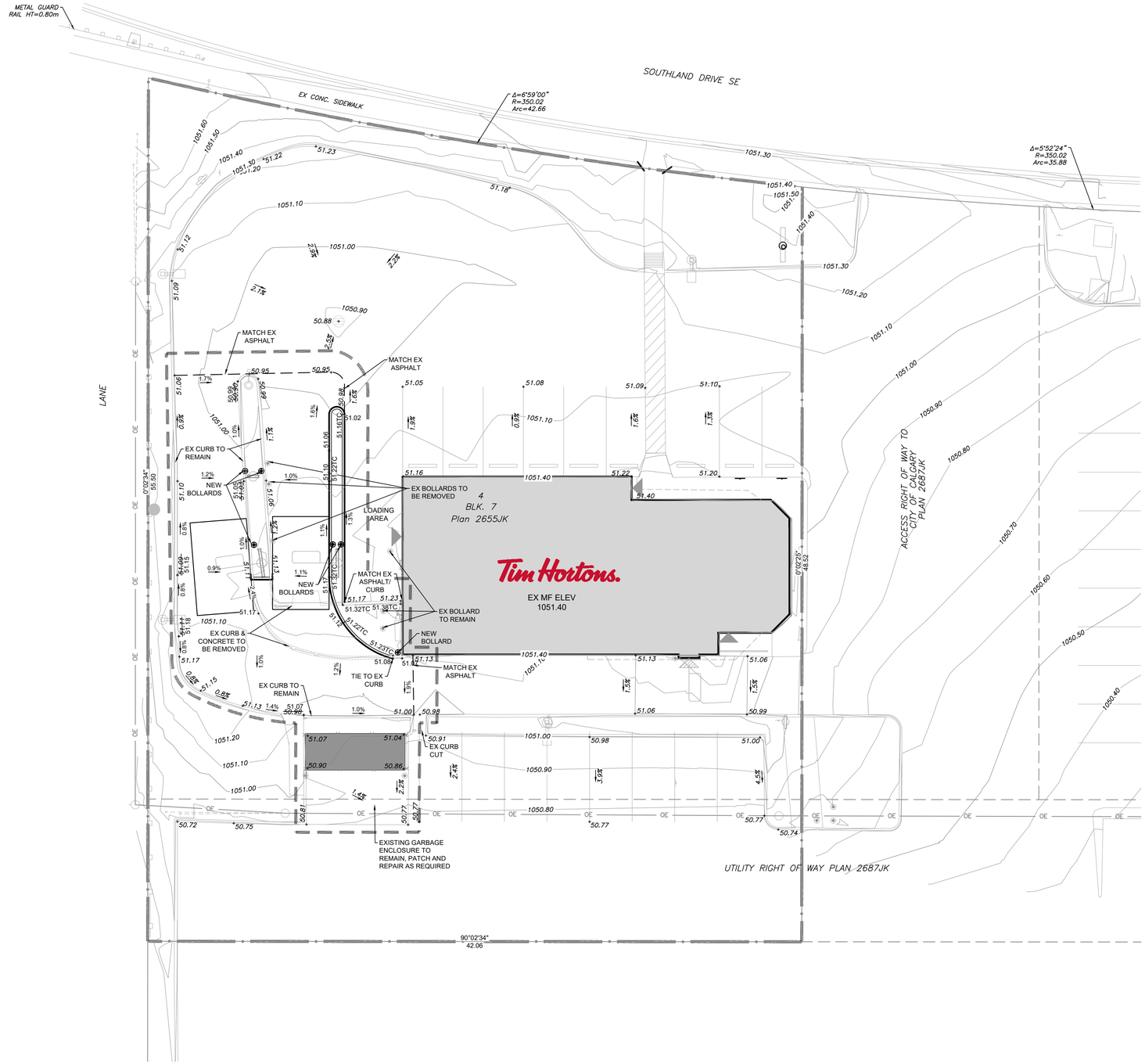


NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE; EXACT LOCATION TO BE DETERMINED BY CONSULTING THE OWNER OF THE UTILITY CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION FROM DAMAGE.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE OF CURB / EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS.
4. ALL COORDINATES ARE TO FACE OF CURB / EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED. ALL COORDINATES ARE IN CANA83-3TM114 COORDINATE SYSTEM.
5. ELEVATION PREFIX 1000.
6. ELEVATIONS ARE TO GEODETIC DATUM ASCM 170209.
7. ROOF LEADERS TO DISCHARGE ONTO LANDSCAPING WHEREVER POSSIBLE.
8. ALL CB, GTMH, AND MH FRAMES & COVERS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION MANUAL.
9. SAW-CUT AREAS OF BASE REMOVAL / CURB REPLACEMENT AS SPECIFIED.
10. FINAL LIMITS OF REMOVAL, CURB REPLACEMENT, AND GRINDING AT MATCH LOCATIONS TO BE DETERMINED IN FIELD.
11. TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
12. ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
13. ALL CURB ARE 150mm BARRIER CURB UNLESS OTHERWISE SPECIFIED.

Click Before You Dig

NAD 83
COORDINATES

LEGEND

	PROPOSED
CONSTRUCTION BOUNDARY	
CONSTRUCTION BOUNDARY	
PROPERTY LINE	
ROADWAY (CURB&GUTTER)	
EDGE OF GRAVEL	
GUARD RAIL	
RETAINING WALL	
WOOD FENCE	
FENCE (GENERAL)	X
WHEELCHAIR RAMP	
CATCH BASIN	
GRATED TOP MH	
EXISTING GROUND CONTOUR	1030.25
PROPOSED ELEVATION	95.00
PROPOSED ELEVATION (TOP OF CURB)	95.00TC
EXISTING ELEVATION	*94.90*

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
1	ISSUED FOR DP	2026-03-13	DH	DH

PERMIT

SEAL

PRELIMINARY
SUBJECT TO REVISION

	BY	DATE (YYYY-MM-DD)
DESIGNED	DH	2026-02-03
DRAWN	DH	2026-02-03
CHECKED	EB	2026-02-03

SCALE 1:150 (0 3 6 m)

Invistec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
587-588-8256
www.invistec.ca

PROJECT

TIM HORTONS
102587
347 SOUTHLAND DR, SW, CALGARY

SEC: - TWP: - RGE: - W th M

SHEET TITLE

GRADING PLAN

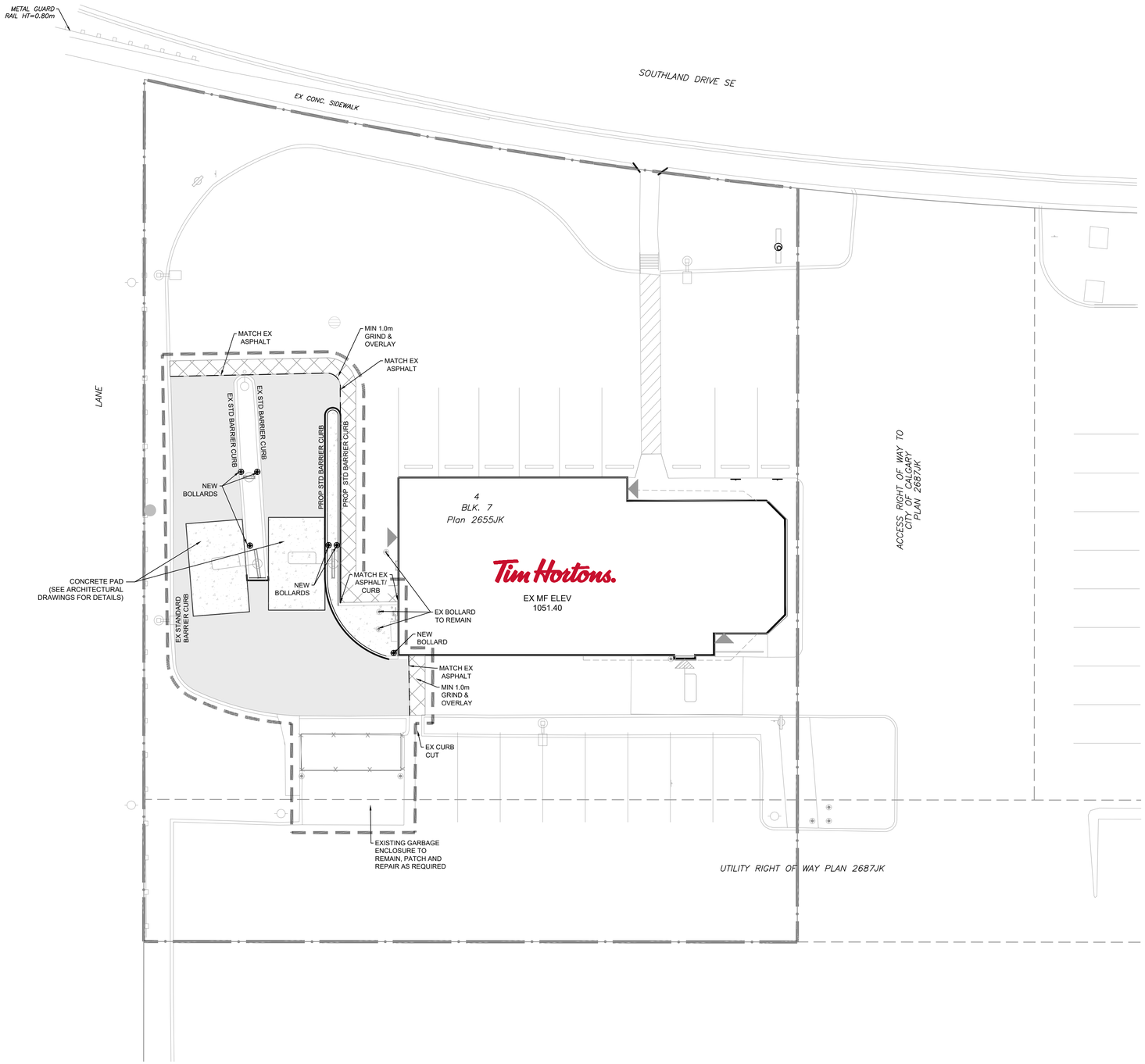
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3026003-Grading.dwg	
SHEET ID.	SHEET NO.
C1.0	

	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN			

ISC:

SHEET SIZE ANSI D 25 mm 0

FILE: G:\3026003 TIM HORTONS SOUTHLAND DR - GL_SMITH\ENGINEERING\DRAWING SET\3026003-GRADING.DWG | DATE: March 12, 2026 1:58:32 PM



NOTES

LEGEND

- PROPERTY BOUNDARY
- CONSTRUCTION BOUNDARY
- HEAVY DUTY PAVEMENT
- CONCRETE
- GRIND AND OVERLAY
- HYDRANT, VALVE, CATCH BASIN, GRATED TOP MANHOLE, MANHOLE
- EX HYDRANT, EX VALVE, EX CATCH BASIN, EX GRATED TOP MANHOLE, MANHOLE
- SIGN POST, EX STREET LIGHT, TRANSFORMER, PEDESTAL

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE. EXACT LOCATION TO BE DETERMINED BY CONSULTING THE OWNER OF THE UTILITY CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION FROM DAMAGE.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE OF CURB / EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS.
4. ALL COORDINATES ARE TO FACE OF CURB / EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED. ALL COORDINATES ARE IN CANA83-3TM114 COORDINATE SYSTEM.
5. ROOF LEADERS TO DISCHARGE ONTO LANDSCAPING WHEREVER POSSIBLE.
6. ALL CB, GTMH, AND MH FRAMES & COVERS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION MANUAL.
7. SAW-CUT AREAS OF BASE REMOVAL / CURB REPLACEMENT AS SPECIFIED.
8. FINAL LIMITS OF REMOVAL, CURB REPLACEMENT, AND GRINDING AT MATCH LOCATIONS TO BE DETERMINED IN FIELD.
9. TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
10. ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.

Click Before You Dig

NAD 83
COORDINATES

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
1	ISSUED FOR DP	2026-03-13	DH	DH

PERMIT

SEAL

PRELIMINARY
SUBJECT TO REVISION

	BY	DATE (YYYY-MM-DD)
DESIGNED	DH	2026-02-03
DRAWN	DH	2026-02-03
CHECKED	EB	2026-02-03

SCALE 1:150 0 3 6 m

Invistec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
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www.invistec.ca

PROJECT

TIM HORTONS
102587
347 SOUTHLAND DR, SW, CALGARY

SEC: - TWP: - RGE: - W th M

SHEET TITLE

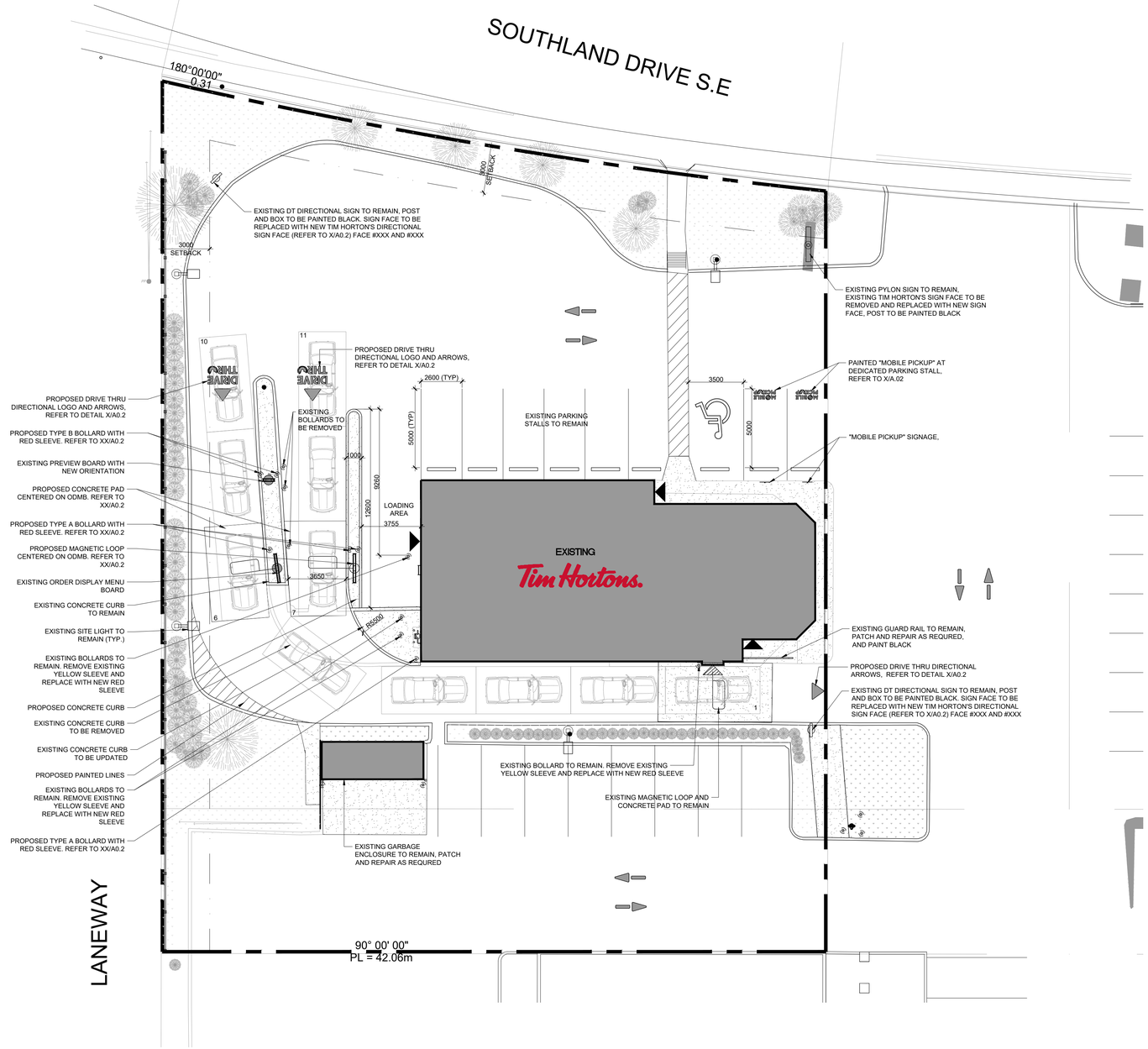
SURFACE IMPROVEMENT PLAN

FILE NO.	ENG DWG NO.
3026003-Grading.dwg	
SHEET ID.	SHEET NO.
C1.1	

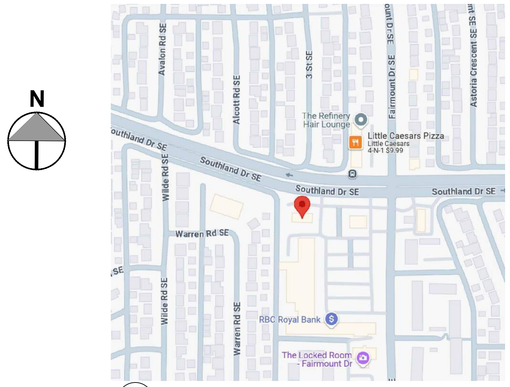
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DRAWN			

ISC: SHEET SIZE ANSI D 25 mm 0

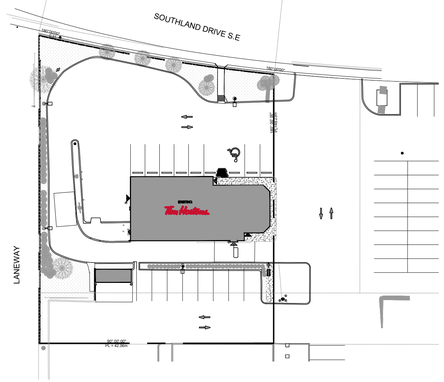
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1 SK1 SITE PLAN
SCALE: 1:150



2 SK1 KEY PLAN
SCALE: NTS



3 SK1 EXISTING CONDITIONS
SCALE: NTS

LEGEND

- ENTRANCE/EXIT
- DRIVE THRU WINDOW
- EXISTING BUILDING
- PAINTED AREA
- EXISTING LANDSCAPED AREA
- CONCRETE FINISH
- INTERLOCK PAVING
- PROPERTY LINE
- SETBACK
- FENCE
- EXISTING LIGHT POLE
- BOLLARD

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glsmith.ca

PROFESSIONAL STAMPS:

INTERIOR DESIGNERS OF CANADA · DESIGNERS D'INTÉRIEUR DU CANADA
Gary L. Smith
ONTARIO

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ISSUE

#	Date	Description	Dwn
2	2026-03-23	ISSUED FOR DP	SD
1	2025-06-24	ISSUED FOR CLIENT REVIEW	AM

PROJECT TITLE:

Tim Hortons

102587
2026 WELCOME RENO
347 SOUTHLAND DRIVE
CALGARY, AB

REVISION

#	Date	Description	Dwn

DRAWING TITLE:

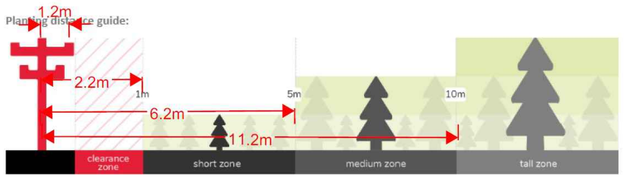
PRELIMINARY SITE PLAN

PRINT DATE: 2025-06-24
SCALE: AS NOTED
DRAWN BY: SD
DRAWING NO: SK1
CHECKED BY: SL
PROJECT NO: 102587

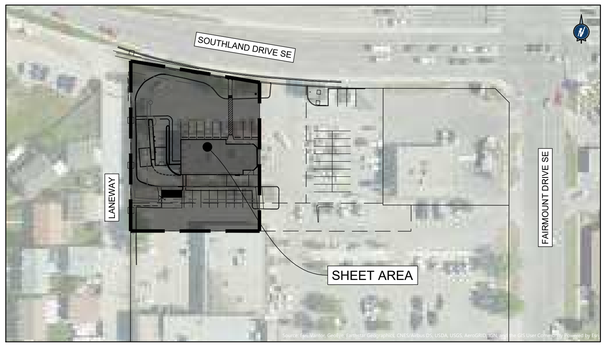
MINIMUM REQUIRED PLANTING - PRIVATE DEVELOPMENT						PROVIDED (NEW)		PROVIDED (EX)	
TOTAL SETBACK AREA = 128 m^2	TOTAL	RATIO (% | size | # req.)		SIZING (size | # req.)		COUNT	TOTAL	COUNT	TOTAL
1 Tree per 35 m^2 of Setback	4	Max 75% DEC	3	50% 50mm Cal. min.	2	-	-	4	6
				50% 75mm Cal. min.	1	-			
		Max. 25% CON.	1	50% 2.0 m Ht. min.	1	-		2	
				50% 3.0 m Ht. min.	0	-			
2 Shrubs per 35 m^2 of Setback	8	n/a	8	600 mm Ht./ Spr. min.	8	-		75	75

LANDSCAPE NOTES:

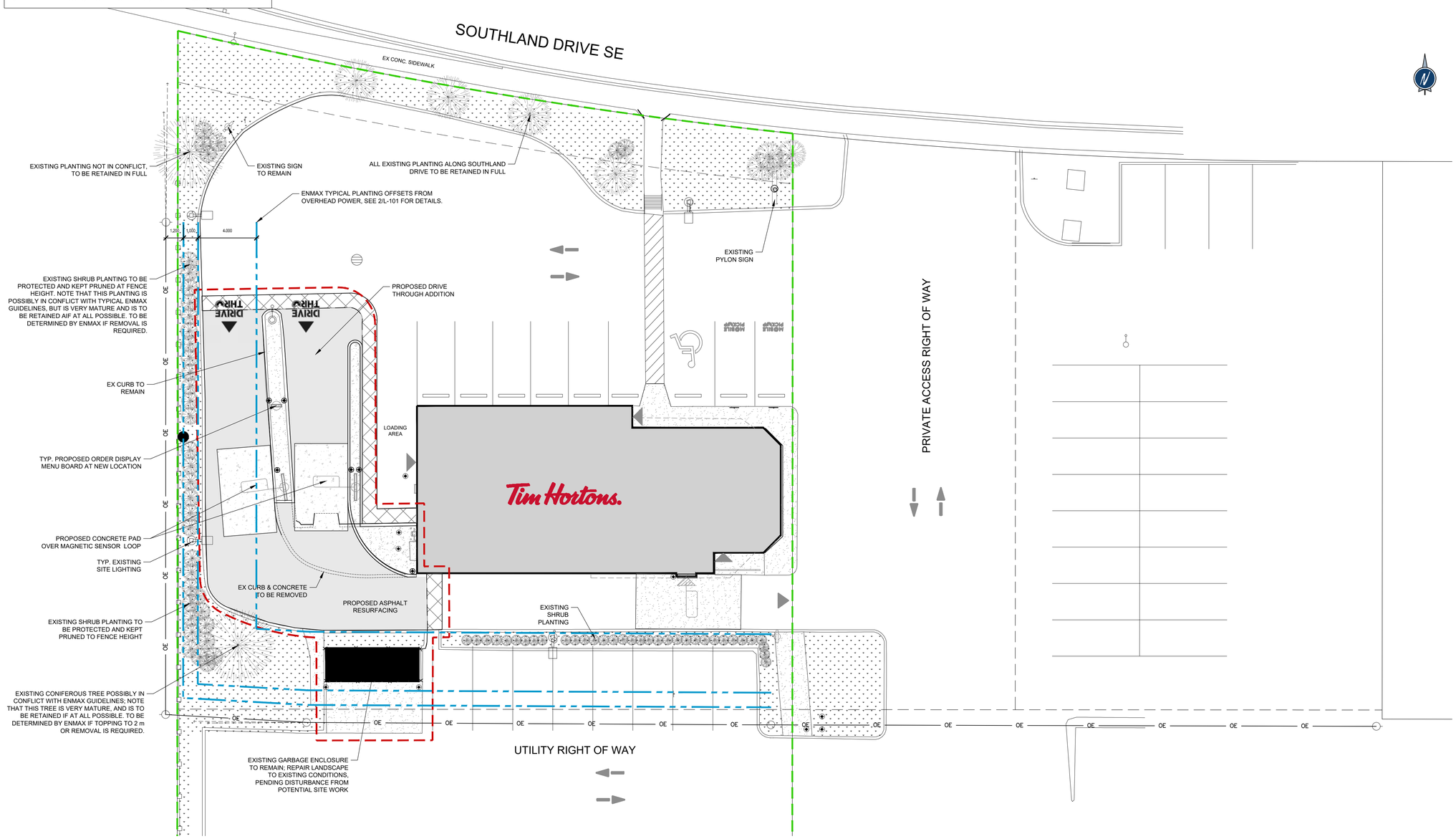
1. EXISTING PLANTING IS CURRENTLY MEETING MINIMUM REQUIREMENTS FOR THE SITE.
2. ALL EXISTING PLANTING WITHIN SITE WORK AREA TO BE PROTECTED THROUGHOUT CONSTRUCTION ACTIVITIES TO THE FULLEST EXTENT POSSIBLE.
3. SELECT PLANTING PRUNING OR REMOVALS WITHIN THE MARKED CORRIDORS MAY BE REQUIRED AT THE UTILITY AUTHORITY'S DISCRETION, NOTING THAT THIS PLANTING IS MATURE AND FUNCTIONING WITHOUT CONFLICT.
4. SHOULD PLANTING REMOVALS BE REQUIRED (1 TREE AND APPROXIMATELY 32 SHRUBS), RETAINED PLANTING WILL STILL SATISFY SITE MINIMUM PLANTING REQUIREMENTS.
5. THERE ARE NO PUBLIC TREES WITHIN 6 m OF THE PROJECT WORK AREA.



2 L-101 TREE PLANTING GUIDELINE - ENMAX
N.T.S



KEY PLAN - 1:1000



1 OVERALL LANDSCAPE PLAN
SCALE 1:150

LEGEND

- PROPERTY BOUNDARY
- CONSTRUCTION BOUNDARY
- ENMAX OFFSET GUIDELINES
- OE OVERHEAD POWER
- WOOD FENCE
- EXISTING HYDRANT
- EX GRATED TOP MANHOLE
- MANHOLE
- EXISTING STREET LIGHT
- PROPOSED BOLLARD
- EXISTING BOLLARD

NOTES (GENERAL)

1. THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
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3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
4. TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
5. ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
6. THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY STANDARD SPECIFICATIONS EROSION AND SEDIMENT CONTROL MANUAL.
7. EXISTING ELEVATIONS AT MATCH POINTS AS SHOWN ON THIS DRAWING ARE TO BE CONFIRMED BY THE CONTRACTOR 72 HOURS PRIOR TO MOBILIZATION OF FORCES. LOST TIME AND/OR ANY ADDITIONAL WORKS DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICT 72 HOURS PRIOR TO MOBILIZATION WILL BE AT THE EXPENSE OF THE CONTRACTOR.

Click Before You Dig

NAD 83 COORDINATES

PRELIMINARY - SUBJECT TO REVISION

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
01	ISSUED FOR DP	2026-03-13	HZ	JH

PERMIT

SEAL

PRELIMINARY
SUBJECT TO REVISION

	BY	DATE (YYYY-MM-DD)
DESIGNED		
DRAWN	AN	2026-02-04
CHECKED	RF	2026-02-05

SCALE 1:150 (0 3 6 m)

Invistec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
587-588-8256
www.invistec.ca

PROJECT

TIM HORTONS
102587
347 SOUTHLAND DR, SW, CALGARY

SEC: ### - TWP: ### - RGE: ### - W ###th M

SHEET TITLE

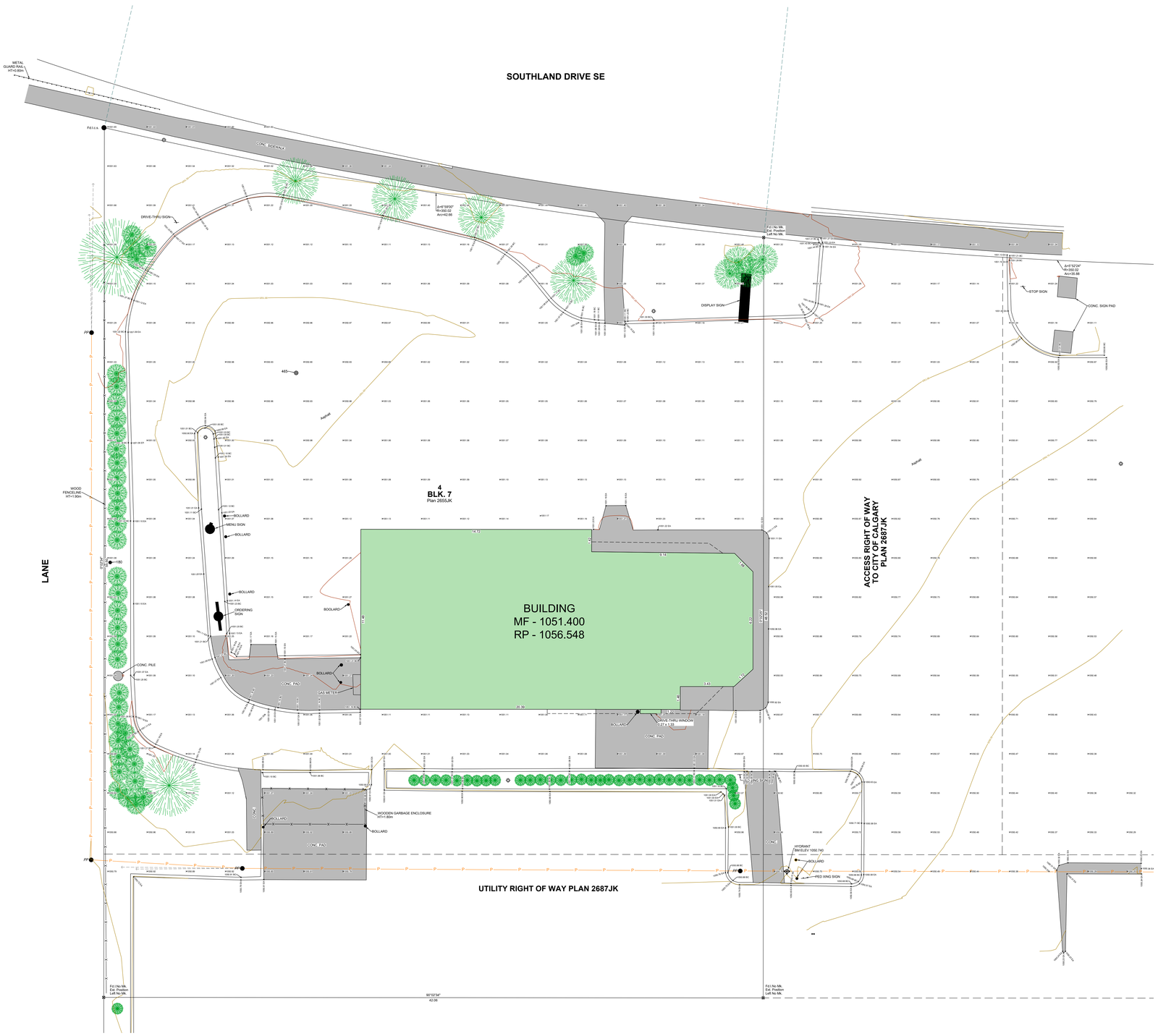
LANDSCAPE PLAN

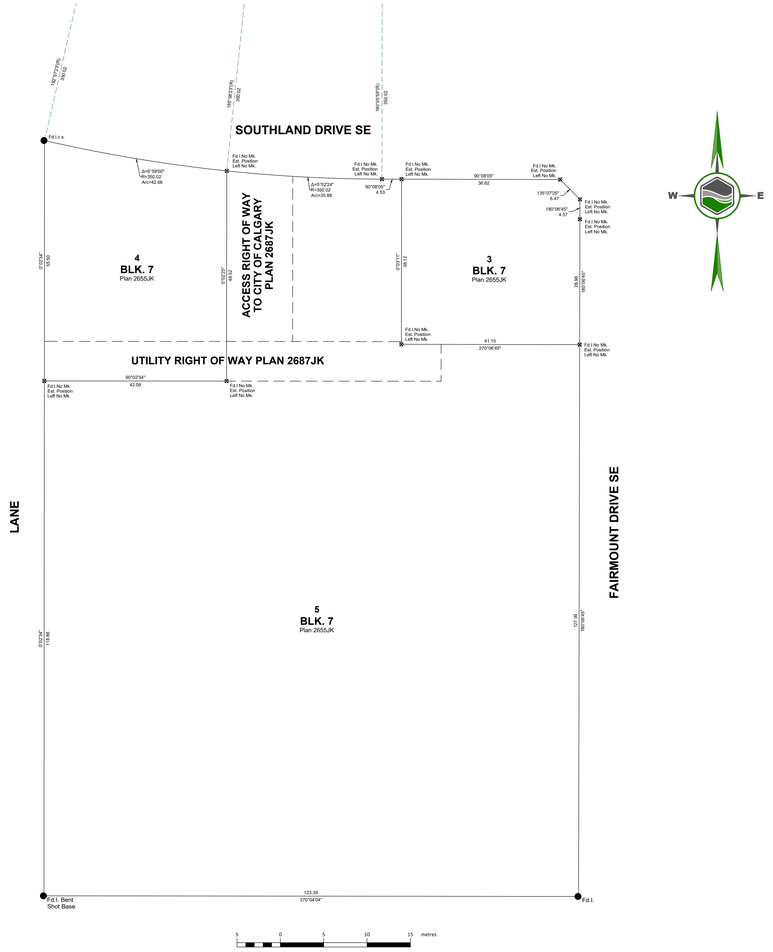
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3026003-L.dwg	
SHEET ID.	SHEET NO.
L-101	1

	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN	AN	2026-02-04	

ISC: ### SHEET SIZE ANSI D 25 mm 0

FILE: O:\3026003 TIM HORTONS SOUTHLAND DR - GL_SMITH\LANDSCAPE\03 DRAWINGS\01 IFA\3026003-L.DWG | DATE: March 12, 2026 1:54:39 PM





MANHOLE/CATCH BASIN INVERTS																			
POINT	RIM ELEV	NORTH	SIZE & TYPE	NORTH EAST	SIZE & TYPE	EAST	SIZE & TYPE	SOUTH EAST	SIZE & TYPE	SOUTH	SIZE & TYPE	SOUTH WEST	SIZE & TYPE	WEST	SIZE & TYPE	NORTH WEST	SIZE & TYPE
180	1051.110					1048.110	N/A							1048.100	N/A		
465	1050.879	CB Manhole invert not available. Full of ice and snow.															

SITE PLAN

LOTS 4 & 5 BLOCK 7 PLAN 2655JK
N1/4 SEC.15-23-1-W5
CITY OF CALGARY - ALBERTA

NOTES:

1. Distances shown are in metres and decimals thereof. Distances have been scaled to ground using a Combined Scale Factor of 0.999738.
2. Bearings shown are grid, referred to Central Meridian 114° West, 3TM Projection (NAD83(CSRS)), and are derived from GNSS observations.

Elevations shown are geodetic, based on a datum elevation of 1049.775 and are derived from GNSS observations to Monument **ASCM # 192039**
Northing: 5647193.526
Easting: -4477.812
Elevation: 1049.775

3. The survey was completed between the dates of January 12, 2026.
4. The information contained on this drawing and any documentation pertaining to this drawing is current as of January 12, 2026. Any new installations or alterations after the afore mentioned date may not have been considered in the preparation of this document, or its supporting documents.

LEGEND:

Major Contours shown thus	
Minor Contours shown thus	
Contour Labels shown thus	0.00
Elevation Points (As-built) are shown thus	× 10
Statutory Iron Posts found shown thus	●
Lamp Post shown thus	
Fence shown thus	
Overhead Power Line shown thus	
Guard Rail shown thus	
Building shown thus	
Power Pole shown thus	PP
Guy Wire/Anchor shown thus	
Sign shown thus	
Water Valve shown thus	
ABBREVIATIONS	
Concrete	CONC.
Back of Curb	BC
EDGE OF ASPHALT	EA

Alberta First Call : 1-800-242-3447
www.alberta1call.com

NOTE: THIS PLAN IS INTENDED FOR THE LIMITED USE AND RELIANCE OF THE PARTY COMMISSIONING THE LOCATION SERVICES ASSOCIATED WITH ITS CREATION. THE LOCATION SERVICES WERE PERFORMED IN ACCORDANCE WITH THE STANDARD OF CARE COMMONLY PRACTICED WITH THAT OF THE REASONABLE LOCATION SERVICES PROVIDER IN THE SUBJECT JURISDICTION, AND THE ILLUSTRATION IS IN NO WAY INTENDED TO BE AN EXHAUSTIVE REPRESENTATION OF ANY LINES OR SERVICES WITHIN THE AREA AND BOUNDS OF THE APPLICATION OF THE LOCATION SERVICES. MOST UNDERGROUND INSTALLATIONS SHOWN WERE LOCATED WITH ELECTRONIC LOCATORS AND ARE SUBJECT TO ERROR. MAXIMUM LOCATE DEPTH AS SPECIFIED BY THE MANUFACTURER IS 5M UNDER OPTIMAL CONDITIONS. ACHIEVABLE LOCATE DEPTH AND HORIZONTAL ACCURACY DIMINISH BASED ON GEOLOGICAL CONDITIONS AND LN CANNOT GAURENTEE DEPTH ACHIEVED. ACTUAL LOCATIONS SHOULD BE VERIFIED INDEPENDENTLY BY ANY CONTRACTOR, OR THE SITE OWNER, IN THE FIELD PRIOR TO ANY CROSSING, CONSTRUCTION, OR GROUND DISTURBANCE. IN PARTICULAR, THE LOCATION SERVICE PROVIDER RELIES ABSOLUTELY ON INFORMATION PROVIDED BY PARTIES KNOWN TO HAVE BURIED LINES OR SERVICES, ESPECIALLY THE INFORMATION OF THE SITE OWNER IN RESPECT OF "AS-BUILT" DRAWINGS OR SCHEMATICS, OR ANY OTHER DOCUMENTATION RESPECTING THE KIND AND LOCATION OF ANY UNDERGROUND INSTALLATIONS OF ANY KIND. FAILURE OF ANY PARTY HAVING OWNERSHIP OF UNDERGROUND INSTALLATIONS OR ANY OTHER PARTY WITH KNOWLEDGE OF SUCH INFORMATION TO THE LOCATION SERVICE PROVIDER PRIOR TO THE PROVISION OF LOCATION SERVICES WILL RESULT IN DEFICIENCIES AND OMISSIONS IN THE PLAN. THESE DEFICIENCIES AND OMISSIONS SHALL BE ESPECIALLY PRONOUNCED IN RESPECT OF UNDERGROUND INSTALLATIONS AT RELATIVELY GREATER DEPTHS, AND IT MUST BE UNDERSTOOD THAT LOCATION SERVICES ARE INHERENTLY SUBJECT TO A GREATER CHANCE OF DEFICIENCY OR OMISSION THE GREATER THE DEPTH OF ANY UNDERGROUND INSTALLATION WITHIN THE AREA AND BOUNDS OF THE PROVISION OF LOCATION SERVICES. ACCORDINGLY, LN LAND DEVELOPMENT TECHNOLOGIES INC., ITS EMPLOYEES AND AGENTS CAN TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND INSTALLATIONS, WHETHER SHOWN ON THIS PLAN OR OMITTED THEREFROM.

No.	DATE	DESCRIPTION	SVY.	DWN.	CKD.
0	Jan 16, 2026	Plan Issued	MP	AL	SW

REVISION TABLE

Client: Invistec
Address: 347 Southland Drive S.E., Calgary

Dwg. No.	LND13035-001-SP_0
Date:	January 16, 2026
SK/DR By:	MP/AL
Page 1 of 1	

LN LAND DEVELOPMENT TECHNOLOGIES
Toll Free: 1-855-489-5654 www.lndt.ca