R4 REVISED FOR DEVELOPMENT PERMIT

ALBERTA CHROME & GRINDING LTD.
4726 1ST SE
CALGARY, AB T2G 2L3

PROJECT INFORMATION

23.1933 ALBERTA CHROME & GRINDING LTD

MUNICIPAL ADDRESS:	4726 1 ST SE CALGARY, AB T2G 2L3
LEGAL DESCRIPTION:	LOT 2A; BLOCK 2; PLAN 921 1903 WITHIN S.W. ¼ SEC.3, TWP.24, RGE.1, W.5thM.
SITE AREA:	3708.16m² (39914.31 ft2/) (0.92 ACRES)
BUILDING AREA:	MAIN FLOOR: 12518.8 SQ.FT. (1163.03 M2) MEZZANINE: 759.0 SQ.FT. (70.51 M2) TOTAL: 13277.8 SQ.FT. (1233.54 M2)
OCCUPANT LOAD:	INDUSTRIAL: 15 PERSONS
ZONING DISTRICT:	INDUSTRIAL - GENERAL (I-G) DISTRICT
PROPOSED OCCUPANCY:	GROUP F3 LOW HAZARD INDUSTRIAL

DRAWING SHEET INDEX

ARCHITECTURAL

DP-0	PROJECT INFORMATION
DP-1	DEMOLITION SITE PLAN
DP-2	PROPOSED SITE PLAN
DP-3	FIRETRUCK & WASTE COLLECTION ROUTE DETAILS
DP-4	DELIVERY ROUTE PLAN & SITE DETAILS
DP-5	PROPOSED FLOOR PLAN
DP-6	PROPOSED EXTERIOR ELEVATIONS
DP-7	BUILDING SECTIONS

PROJECT TEAM

ARCHITECT

JP SAUTER ARCHITECT
BOX 61075, KENSINGTON P.O.,
CALGARY, T2N 4S6
C. PETER SAUTER
P. 403.270.0159
E. JPSAUTER@SHAW.CA

DESIGN

INTERICS DESIGN INC.
5011 CENTRE STREET N.W.
CALGARY, AB T2K OS9
C. RUSS MAIER
P. 403-265-2252 ex.104
E. RUSSM@INTERICS.CA

MECHANICAL & ELECTRICAL

EMBE CONSULTING ENGINEERS
121 15TH AVENUE, S.E.
CALGARY, AB, T2G 1G1
C. MOORTAZA BAHJI
P. 403-460-2277
E. INFO@EMBECONSULTING.CA

KITCHEN CONSULTANT

NAME
ADDRESS
ADDRESS
C.
P.
E.

OWNER

NAME
ADDRESS
ADDRESS
C.
P.
E.

STRUCTURAL ENGINEER

NAME
ADDRESS
ADDRESS
C.
P.
E.







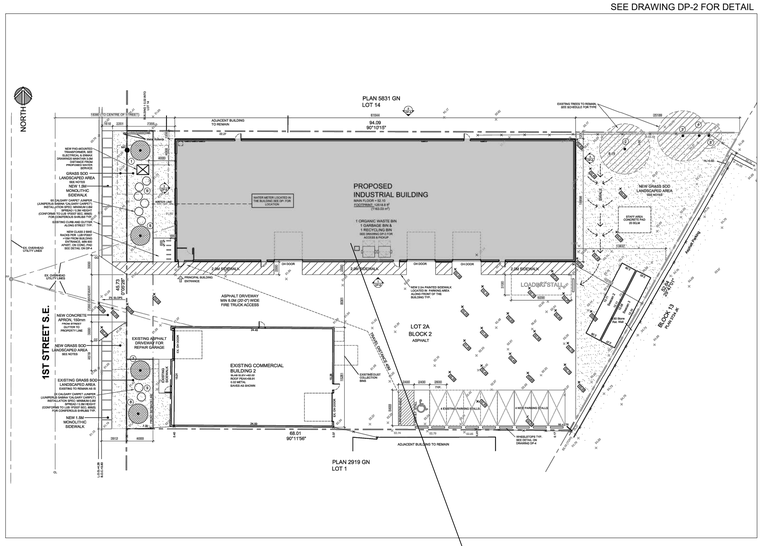
1 DP-0 EXISTING SITE PHOTOS
SCALE: N.T.S.



2 DP-0 LOCATION MAP
SCALE: N.T.S.

ALBERTA CHROME & GRINDING LTD.
4726 1ST SE
CALGARY, AB T2G 2L3

SEE DRAWING DP-2 FOR DETAIL



3 DP-0 SITE MAP
SCALE: N.T.S.

NORTH
ALBERTA CHROME & GRINDING LTD.
4726 1ST SE
CALGARY, AB T2G 2L3

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NORTH CONSTR.

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REVISION:	DATE:

Alberta Chrome & Grinding Ltd.

PROJECT TITLE
ALBERTA CHROME
4726 1ST ST SE
CALGARY, AB
T2G 5A7

DRAWING TITLE
PROJECT INFORMATION
NOTES
SCHEDULES

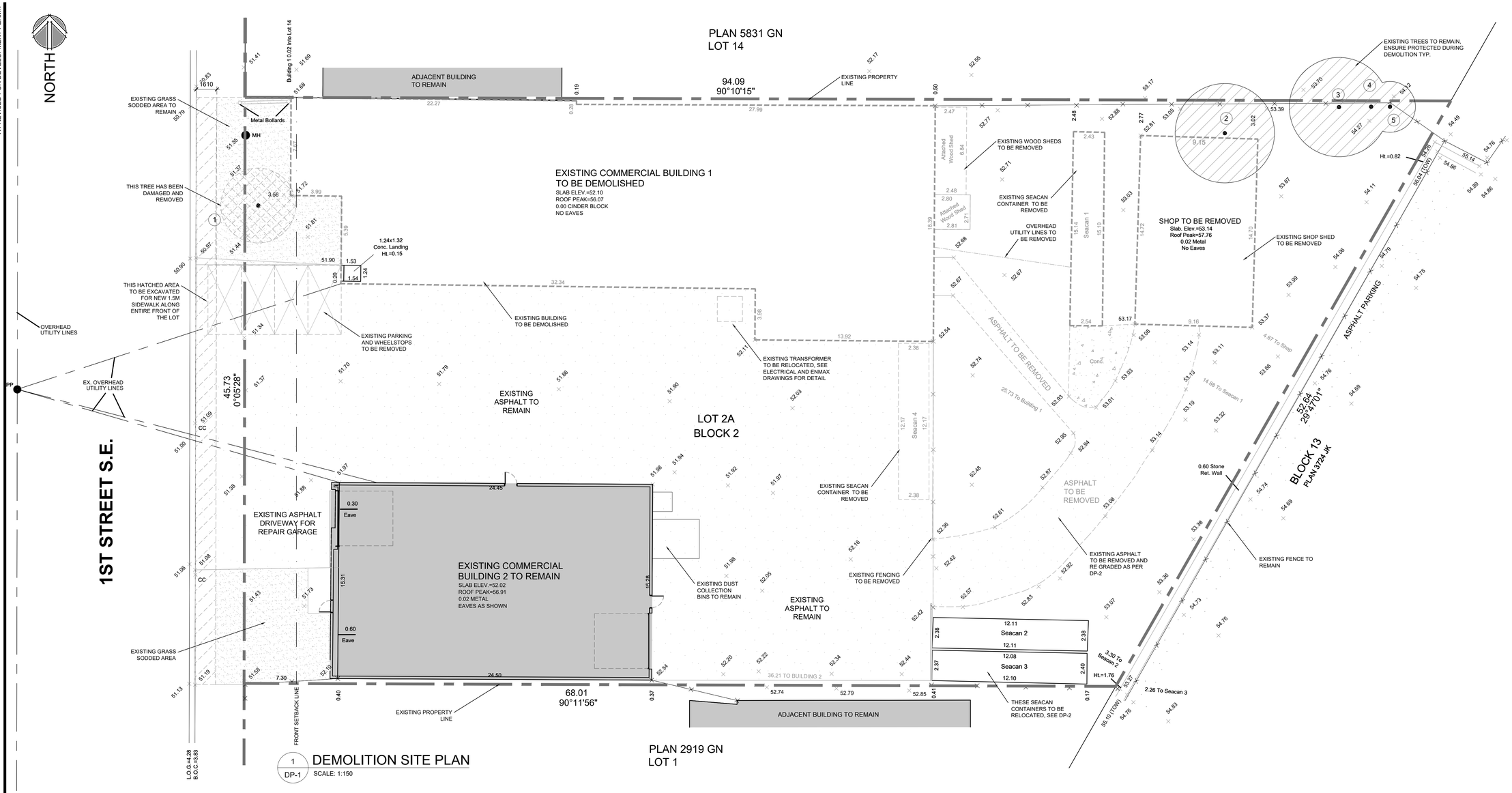
DATE OCT. 2026
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DRAWN BY JJB & RM
PROJECT NO. 23.1933

DRAWING NO. DP-0

INTERICS
5011 Centre St. NW Calgary, AB T2K 0S9
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1 DP-1 DEMOLITION SITE PLAN
SCALE: 1:150

DEMOLITION SCHEDULE

ITEM	DESCRIPTION	NOTES
- - - - -	DASHED LINES INDICATES ITEMS TO BE REMOVED	DASHED LINES INDICATES ITEMS TO BE REMOVED
	SOLID HATCH SHOWS EXISTING BUILDING TO REMAIN	

DEMOLITION NOTES

1. VERIFY EXTENT AND LOCATION OF NEW WORK PRIOR TO DEMOLITION.
2. DETERMINE EXTENT OF DEMOLITION TO TAKE PLACE AND PROVIDE NECESSARY PROTECTION TO ADJACENT EXISTING SURFACES NOT AFFECTED UNDER THIS CONTRACT.
3. SEAL OFF AREA OF DEMOLITION FROM REMAINDER OF SITE TO PREVENT THE INFILTRATION OF DUST AND DEBRIS.
4. CONTRACTOR SHALL TURN OVER ALL SALVAGEABLE MATERIALS & EQUIPMENT TO THE BUILDING OWNER UNLESS INSTRUCTED OTHERWISE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEMOLITION DEBRIS FROM SITE ON AN ONGOING DAILY BASIS.
6. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE DESIGNER IMMEDIATELY FOR SPECIAL PROTECTIVE AND DISPOSAL INSTRUCTIONS IF ASBESTOS-CONTAINING MATERIALS ARE UNCOVERED.

SITE PLAN LEGEND

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.
B.O.C	DENOTES BACK OF CURB.
B.O.W	DENOTES BACK OF WALK.
CB	DENOTES CATCH BASIN.
CC	DENOTES CURB CUT
Ck.M.	DENOTES CHECK MEASURED.
C/L	DENOTES CENTRE LINE.
Ha.	DENOTES HECTARES.
L.O.G	DENOTES LIP OF GUTTER
LP	DENOTES LAMP POLE
m	DENOTES METRES.
M.	DENOTES MERIDIAN.
Mkd.	DENOTES MARKED.
PA	DENOTES POLE ANCHOR.
Pl.	DENOTES PLACED.
P/L	DENOTES PROPERTY LINE.
Rad.	DENOTES RADIAL
Rge.	DENOTES RANGE.
R/W	DENOTES RIGHT-OF-WAY.
SEC.	DENOTES SECTION.
SP	DENOTES SIGN POST.
Twp.	DENOTES TOWNSHIP.

TEST HOLE SHOWN THUS: TH
WATER VALVE SHOWN THUS: W
POWER POLE SHOWN THUS: PP
POLE ANCHOR SHOWN THUS: PA
MANHOLE SHOWN THUS: MH
GAS VALVE SHOWN THUS: G
FIRE HYDRANT SHOWN THUS: FH
LAMP POLE SHOWN THUS: LP

CONIFEROUS TREE SHOWN THUS:
DECIDUOUS TREE SHOWN THUS:
FENCE IS SHOWN THUS:
OVERHEAD UTILITIES SHOWN THUS:

NOTES:

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM ASCM #133355
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 111 256 356
TITLE SEARCH DATED / / 17 (D) 05 (M) 23 (Y)
PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.
EXISTING ELEVATIONS ARE SHOWN THUS: × 58.92 = 1058.92 METRES (GEODETIC)

EXISTING TREE DATA

TREE	Type	Canopy	Height	Diameter	Caliper	Condition
1	Coniferous	Damaged tree to be replaced, see DP-2 for detail				
2	Deciduous	8.0	6.5	Clump.	-	Existing
3	Deciduous	8.0	8.0	Clump.	-	Existing
4	Deciduous	4.0	5.0	Clump.	-	Existing
5	Deciduous	3.5	5.0	Clump.	-	Existing

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NORTH CONSTR.

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Alberta Chrome & Grinding Ltd.

PROJECT TITLE
ALBERTA CHROME
4726 1ST ST SE
CALGARY, AB
T2G 5A7

DRAWING TITLE
DEMOLITION SITE PLAN

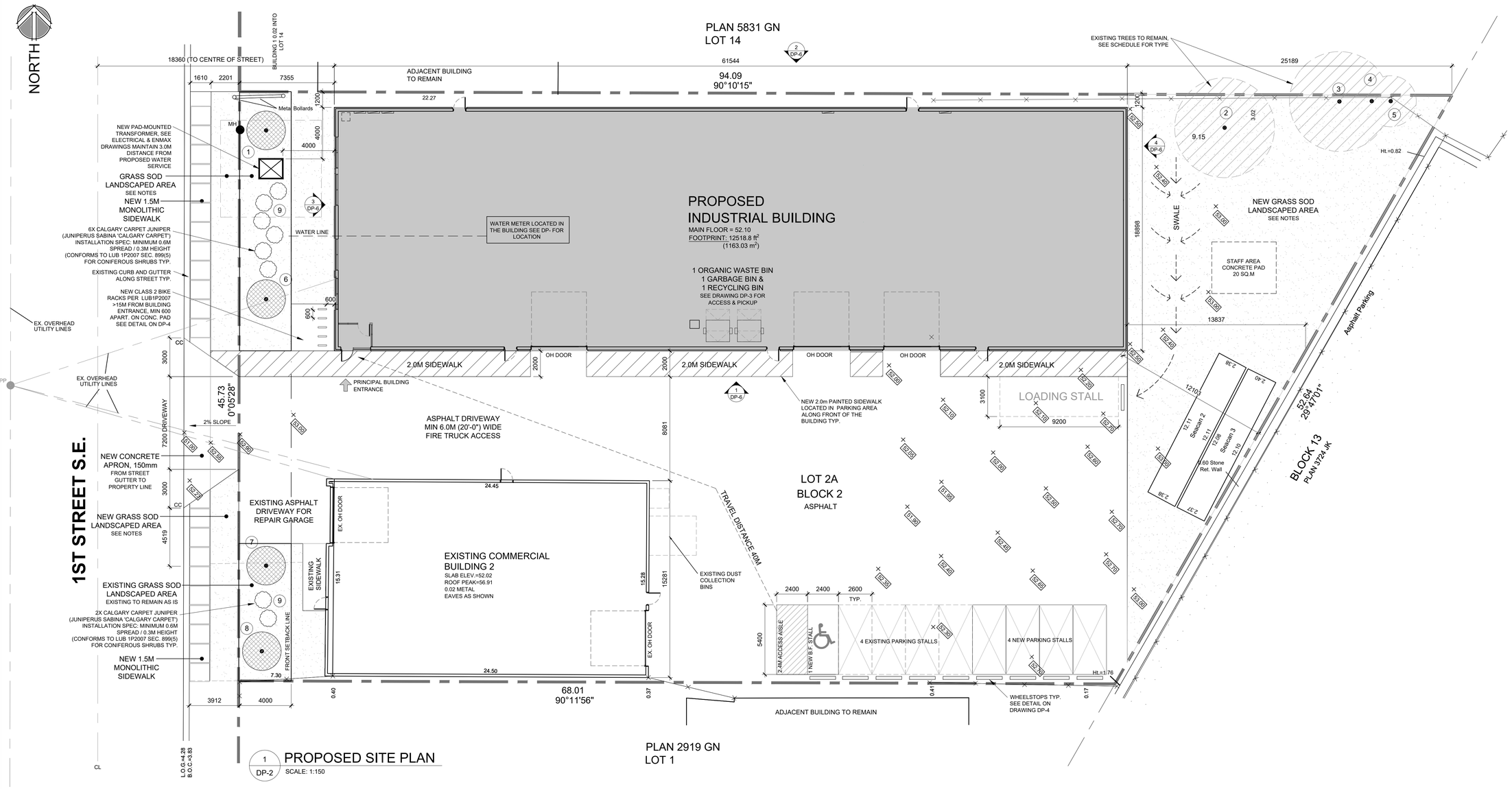
DATE OCT. 2026
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DRAWN BY JJB & RM
PROJECT NO. 23.1933

DRAWING NO. DP-1

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1 DP-2 PROPOSED SITE PLAN

SCALE: 1:150

SITE INFORMATION

LEGAL DESCRIPTION

LOT 2A; BLOCK 2; PLAN 921 1903
WITHIN S.W. ¼ SEC.3, TWP.24, RGE.1, W.5thM.

MUNICIPAL ADDRESS

4726 1 ST SE
CALGARY, AB T2G 2L3

AREAS:

TOTAL SITE AREA = 3708.16m² (39914.31 ft²)
(0.92 ACRES)

PROPOSED NEW BUILDING AREA: = 12518.8 ft² (1163.03 m²)
EXISTING BUILDING 2 AREA = 382.70 ft² (4119.32 m²)

PARKING REQUIREMENT

SUGGESTED FACTOR	REQUIRED	EXISTING	NEW
OPEN OPTION	OPEN	7	2
TOTAL			9

1 BARRIER FREE ACCESIBLE STALL PROVIDED WITH LOADING AREA
NEW BARRIER FREE STALLS TO CONFORM TO 3.8.2.2 (2) OF THE ALBERTA BUILDING CODE. TYPICAL FOR ALL B.F. STALLS

SITE PLAN LEGEND

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B.O.W	DENOTES BACK OF WALK.
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CC	DENOTES CURB CUT
Ck.M.	DENOTES CHECK MEASURED.
C/L	DENOTES CENTRE LINE.
Ha.	DENOTES HECTARES.
L.O.G	DENOTES LIP OF GUTTER
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LAMP POLE SHOWN THUS: LP
CONIFEROUS TREE SHOWN THUS:
DECIDUOUS TREE SHOWN THUS:
CONIFEROUS SHURB SHOWN THUS:
EXISTING TREE TO REMAIN
FENCE IS SHOWN THUS:
OVERHEAD UTILITIES SHOWN THUS:

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NEW ELEVATIONS ARE SHOWN THUS: × 58.00 = 1058.92 METRES (GEODETIC)

PROPOSED TREE DATA

TREE	Type	Canopy	Height	Diameter	Caliper	Condition	Qty.
1	Coniferous	1.5	3.0	-	75mm	New	1
2	Deciduous	8.0	6.5	Clump.	-	Existing	
3	Deciduous	8.0	8.0	Clump.	-	Existing	
4	Deciduous	4.0	5.0	Clump.	-	Existing	
5	Deciduous	3.5	5.0	Clump.	-	Existing	
6	Coniferous	1.5	3.0	-	75mm	New	1
7	Coniferous	1.5	3.0	-	75mm	New	1
8	Coniferous	1.5	3.0	-	75mm	New	1
9	Coniferous	SEE NOTE ON DWG. 1/DP-2 FOR SPECIFICATION				New	8

GENERAL SITE NOTES / REQUIREMENTS

1. MINIMUM 300 TOP SOIL FOR SODDED AREAS, 600 FOR SHRUB AND TREE BEDS
2. UNDERGROUND IRRIGATION SYSTEM, OR LOW WATER IRRIGATION SYSTEM TO BE PROVIDED FOR ALL NEW SOD AREAS
3. SET BACK AREA IS 80 SQ.M.; 2 TREES AND 4 SHRUBS PROVIDED
4. COORDINATE WITH THE UTILITY OWNER(S) FOR THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES LOCATED WITHIN THE SUBJECT PARCEL OR THE REGISTRATION OF AN EASEMENT, OR UTILITY RIGHT OF WAY FOR THE PROTECTION OF THE UTILITIES. ALL OF THE ABOVE IS CONTINGENT TO THE SATISFACTION OF THE AFFECTED UTILITY OWNER(S).
5. MAINTAIN A 3.0M SEPARATION BETWEEN ENMAX FACILITIES (POWER POLES, LIGHT STANDARDS, TRANSFORMER PADS, CATCH BASINS, ETC.) WITH THE PROPOSED WATER SERVICE.
6. LOADING AND DELIVERY SHALL TAKE PLACE IN THE DESIGNATED LOADING STALL AS SHOWN ON THE APPROVED PLANS AND SHALL, AT NO TIME, IMPEDE THE SAFETY OF PEDESTRIAN MOVEMENTS AND USE OF THE PARKING LOT.
7. THE ENCROACHMENTS LOCATED WITHIN CITY ROAD RIGHT-OF-WAY SHALL BE REMOVED AT THE OWNER'S EXPENSE, WITHIN 30 DAYS OF THE CITY OF CALGARY GIVING NOTICE.
8. COORDINATE WITH THE UTILITY OWNER(S) FOR THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES LOCATED WITHIN THE SUBJECT PARCEL OR THE REGISTRATION OF AN EASEMENT, OR UTILITY RIGHT OF WAY FOR THE PROTECTION OF THE UTILITIES. ALL OF THE ABOVE IS CONTINGENT TO THE SATISFACTION OF THE AFFECTED UTILITY OWNER(S).

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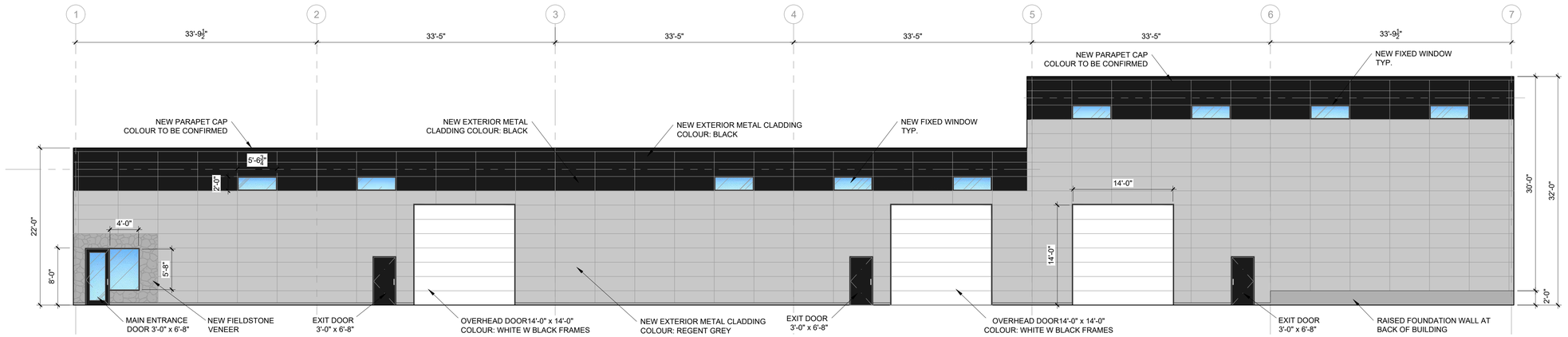
DRAWING TITLE
PROPOSED SITE PLAN

DATE OCT. 2026
SCALE AS SHOWN
DRAWN BY JJB & RM
PROJECT NO. 23.1933

DRAWING NO. DP-2

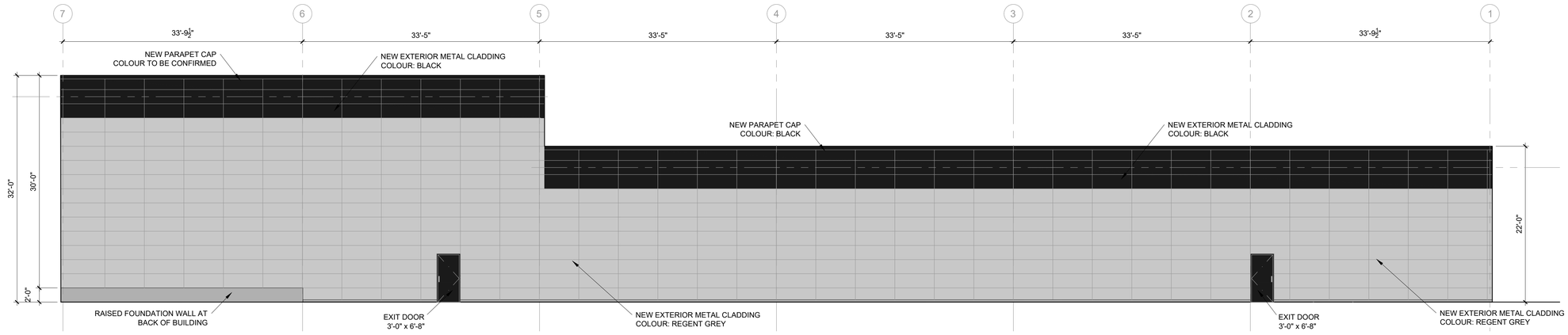
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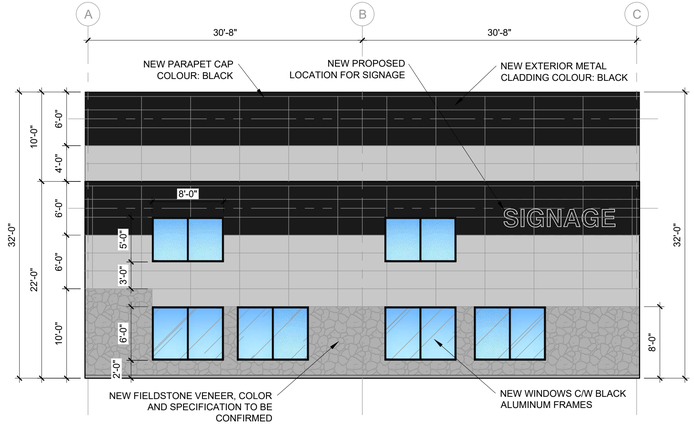
1 DP-6 **PROPOSED SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



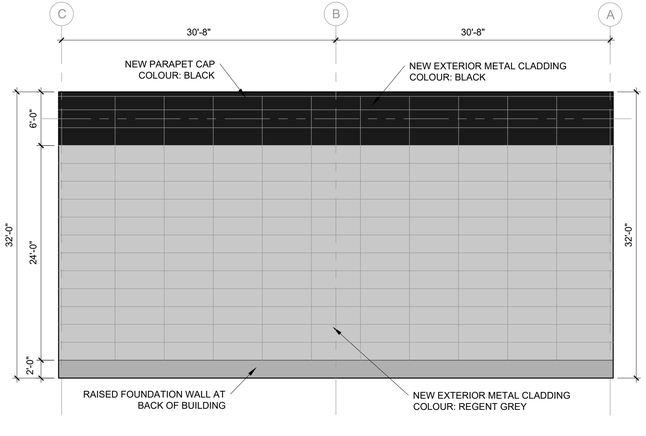
2 DP-6 **PROPOSED NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



3 DP-6 **PROPOSED WEST ELEVATION**

SCALE: 1/8" = 1'-0"



4 DP-6 **PROPOSED EAST ELEVATION**

SCALE: 1/8" = 1'-0"

BUILDING FACADE

	ITEM	CALCULATED AREA
EAST ELEV.	FACADE AREA	1984.0 SQ. FT. [184.3 SQ. M.]
	DOOR / WINDOW AREA	0.00 SQ. FT. [0.00 SQ. M.]
	PERCENTAGE OF DOOR & WINDOW	0.0%
WEST ELEV.	FACADE AREA	1364.0 SQ. FT. [126.7 SQ. M.]
	DOOR / WINDOW AREA	192.0 SQ. FT. [17.8 SQ. M.]
	PERCENTAGE OF DOOR & WINDOW	14.04%
NORTH ELEV.	FACADE AREA	5118.5 SQ. FT. [475.5 SQ. M.]
	DOOR / WINDOW AREA	45.5 SQ. FT. [4.22 SQ. M.]
	PERCENTAGE OF DOOR & WINDOW	0.8%
SOUTH ELEV.	FACADE AREA	5118.5 SQ. FT. [475.5 SQ. M.]
	DOOR / WINDOW AREA	824.1 SQ. FT. [76.56 SQ. M.]
	PERCENTAGE OF DOOR & WINDOW	16.1%

EXTERIOR FINISH LEGEND

ITEM	DESCRIPTION	COLOR
1	METAL SIDING	BLACK, REGENT GREY
2	STONE VENEER	GREY FIELDSTONE
3	PARAPET	BLACK
4	DOORS	BLACK
5	OVERHEAD DOORS	WHITE

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DRAWING TITLE
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