



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. 1/4 SEC.3, TWP.24, RGE.1, W.5thM.
SITE AREA:	3708.16m ² (39914.31 ft ²) (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	DESIGN
JP SAUTER ARCHITECT BOX 61075, KENSINGTON P.O., CALGARY, T2N 4S6 C. PETER SAUTER P. 403.270.0159 E. JPSAUTER@SHAW.CA	INTERICS DESIGN INC. 5011 CENTRE STREET N.W. CALGARY, AB T2K 0S9 C. RUSS MAIER P. 403-265-2252 ext. 104 E. RUSSM@INTERICS.CA
MECHANICAL & ELECTRICAL	KITCHEN CONSULTANT
EMBE CONSULTING ENGINEERS 121 15TH AVENUE, S.E. CALGARY, AB, T2G 1G1 C. MOORTAZA BAHJI P. 403-460-2277 E. INFO@EMBECONSULTING.CA	NAME ADDRESS ADDRESS C. P. E.
OWNER	STRUCTURAL ENGINEER
NAME ADDRESS ADDRESS C. P. E.	NAME ADDRESS ADDRESS C. P. E.



SIDE VIEW OF EXISTING SITE

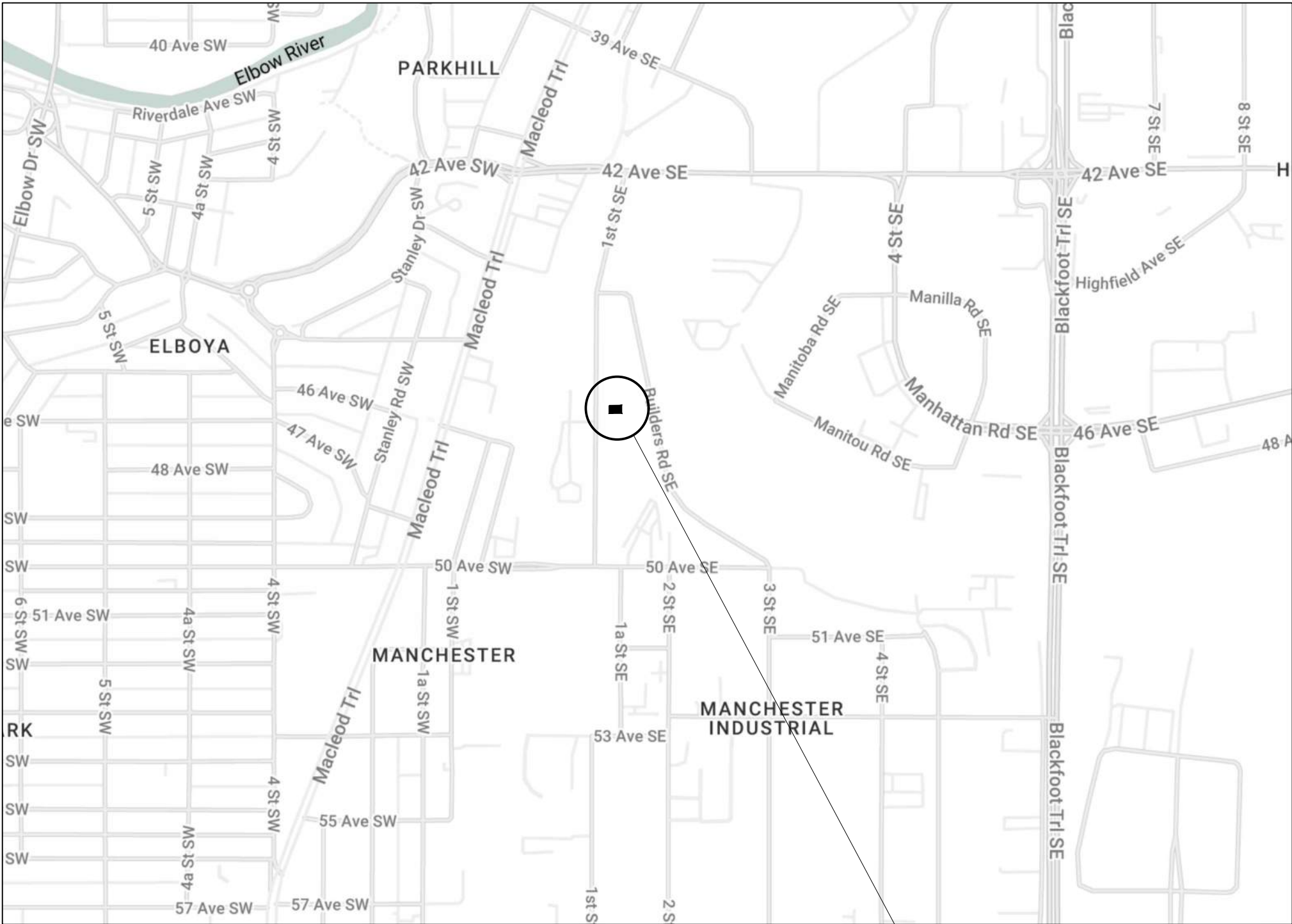


BACK AREA OF EXISTING SITE

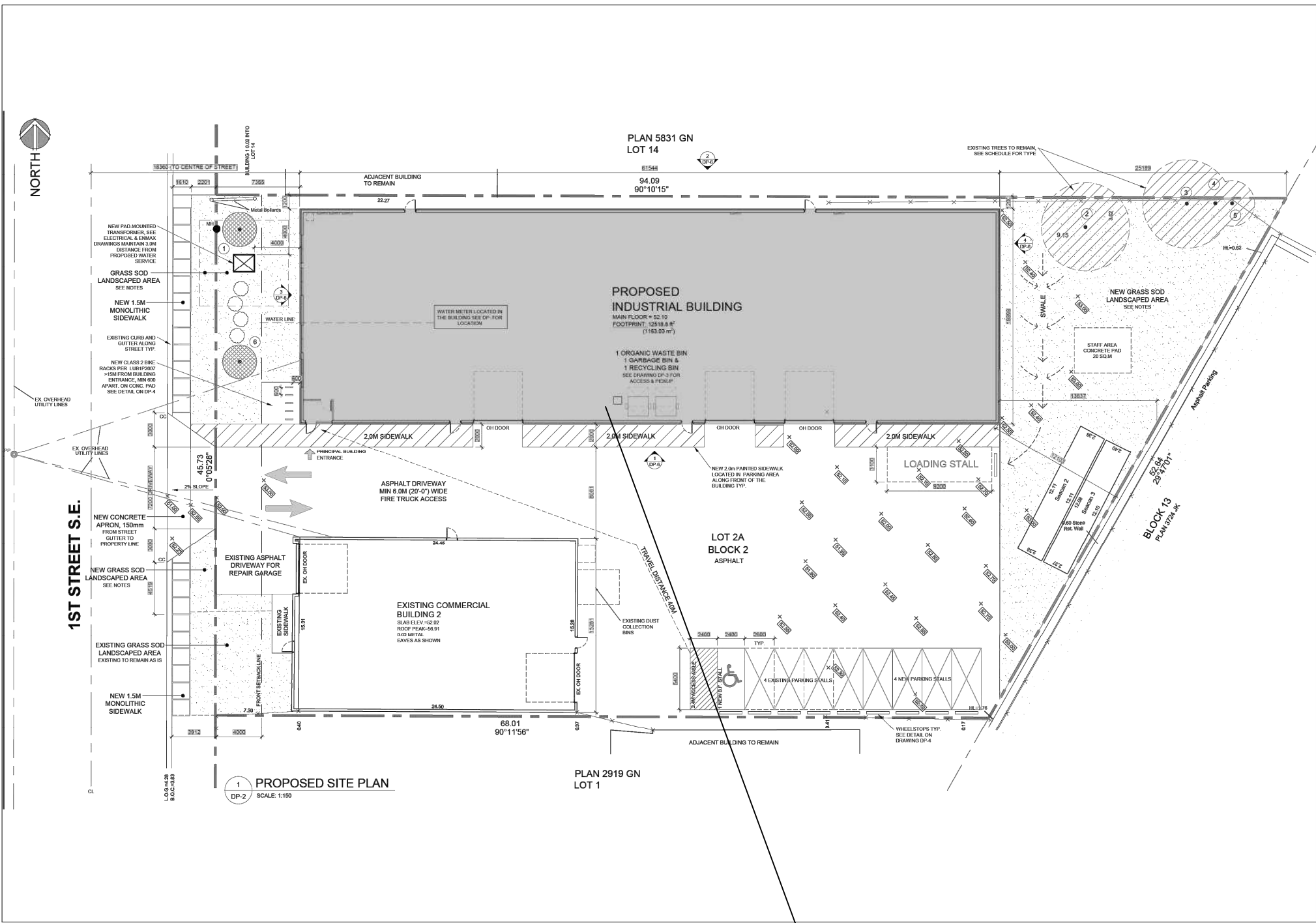


FRONT VIEW OF EXISTING SITE

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

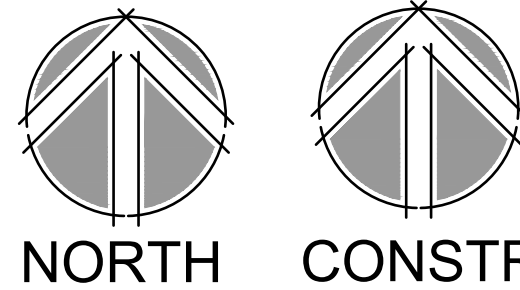


2 LOCATION MAP
DP-0 SCALE: N.T.S.



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

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AMENDED DRAWINGS
DP No DP2026-02207 Date Received SEP 25 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ISSUE:	DATE:
R0 ISSUED FOR REVIEW	2025-08-22
R1 ISSUED FOR DEVELOPMENT P.	2026-04-01
R2 REVISED FOR DEVELOPMENT P.	2026-08-15
R3 REVISED FOR DEVELOPMENT P.	2026-09-23

REVISION:	DATE:



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

DRAWING TITLE
PROJECT INFORMATION
NOTES
SCHEDULES

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

DRAWING NO. DP-0

INTERICS

5011 Centre St. NW Calgary, AB T2K 0S9
P: 403-265-2252 F: 403-265-2258
www.interics.ca



SITE PLAN LEGEND		
A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	TEST HOLE SHOWN THUS:
B.O.C	DENOTES BACK OF CURB.	WATER VALVE SHOWN THUS:
B.O.W	DENOTES BACK OF WALK.	POWER POLE SHOWN THUS:
CB	DENOTES CATCH BASIN.	POLE ANCHOR SHOWN THUS:
CC	DENOTES CURB CUT	MANHOLE SHOWN THUS:
Ck.M.	DENOTES CHECK MEASURED.	GAS VALVE SHOWN THUS:
C/L	DENOTES CENTRE LINE.	FIRE HYDRANT SHOWN THUS:
Ha.	DENOTES HECTARES.	LAMP POLE SHOWN THUS:
L.O.G	DENOTES LIP OF GUTTER	
LP	DENOTES LAMP POLE	
m	DENOTES METRES.	
M.	DENOTES MERIDIAN.	
Mkd.	DENOTES MARKED.	
PA	DENOTES POLE ANCHOR.	
PI.	DENOTES PLACED.	
PIL	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.	

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	6.5	Clump.	200mm	Existing
3	Deciduous	8	8	Clump.	200mm	Existing
4	Deciduous	4	5	Clump.	140mm	Existing
5	Deciduous	3.5	5	Clump.	140mm	Existing

NORTH CONSTR.

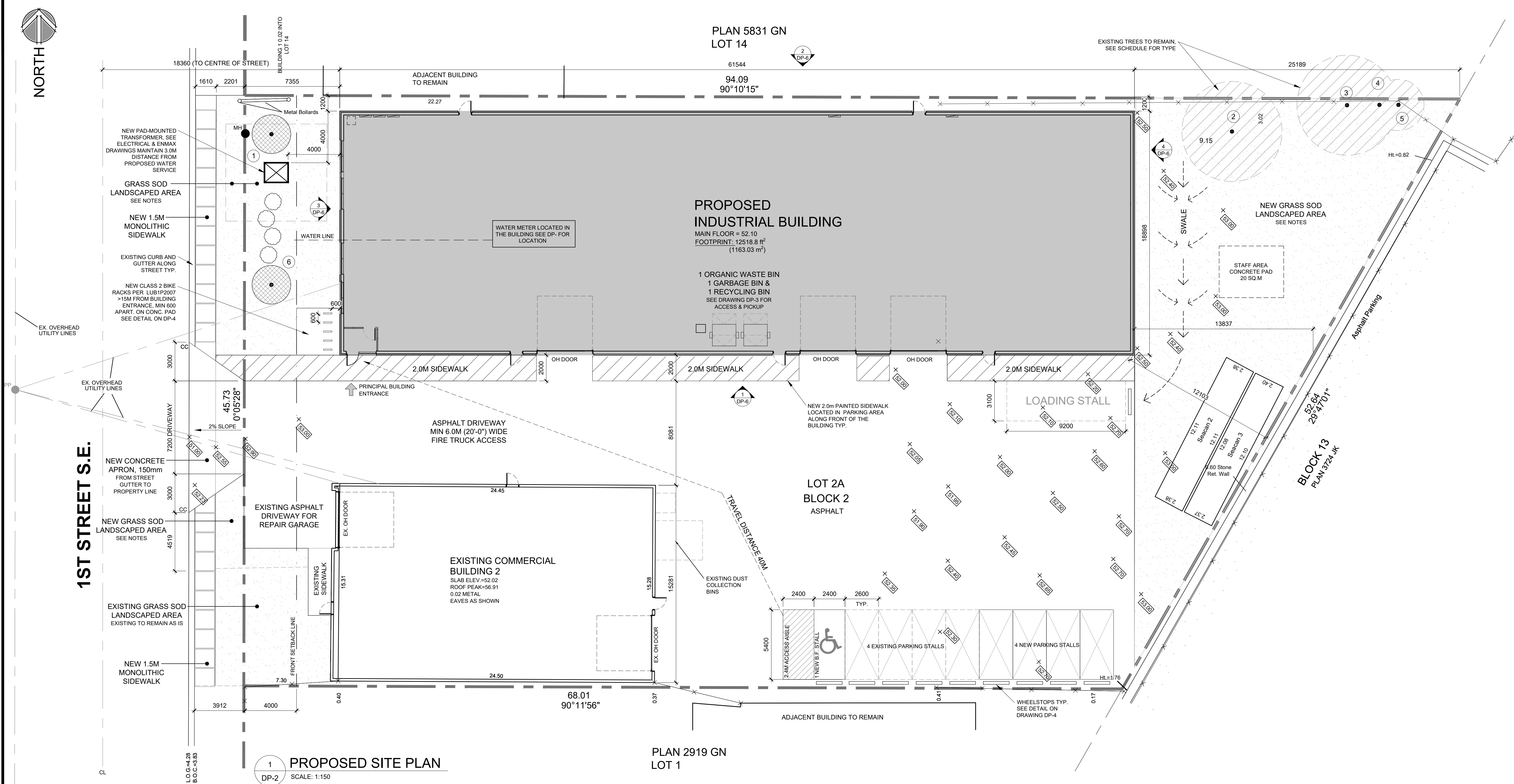
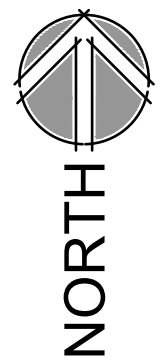
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DEMOLITION SITE PLAN

DRAWING NO. DP-1

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SITE INFORMATION

LEGAL DESCRIPTION

LOT 2A; BLOCK 2; PLAN 921 1903
WITHIN S.W. 1/4 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 ACCESSIBLE 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

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.
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TEST HOLE SHOWN THUS:

WATER VALVE SHOWN THUS:

POWER POLE SHOWN THUS:

POLE ANCHOR SHOWN THUS:

MANHOLE SHOWN THUS:

GAS VALVE SHOWN THUS:

FIRE HYDRANT SHOWN THUS:

LAMP POLE SHOWN THUS:

CONIFEROUS TREE SHOWN THUS:

DECIDUOUS TREE SHOWN THUS:

DECIDUOUS TREE SHOWN THUS:

EXISTING TREE TO REMAIN

FENCE IS SHOWN THUS:

OVERHEAD UTILITIES SHOWN THUS:

TH

W

PP

PA

MH

FH

LP

LP

TH

W

PP

PA

MH

FH

LP

LP

LP

LP

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 11 17 05 23

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: $\times$ 1058.92 METRES (GEODETIC)NEW ELEVATIONS ARE SHOWN THUS: $\times$ 1058.92 METRES (GEODETIC)

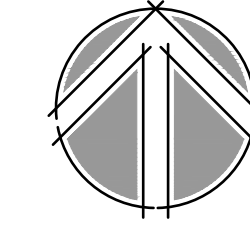
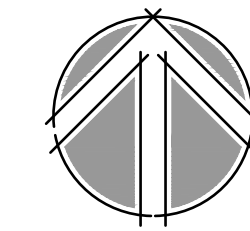
PROPOSED TREE DATA

TREE	Type	Canopy	Height	Diameter	Caliper	Condition
1	Coniferous	4	7	0.40	75mm	New
2	Deciduous	8	6.5	Clump.	200mm	Existing
3	Deciduous	8	8	Clump.	200mm	Existing
4	Deciduous	4	5	Clump.	140mm	Existing
5	Deciduous	3.5	5	Clump.	140mm	Existing
6	Coniferous	4	7	0.40	75mm	New

GENERAL SITE NOTES / REQUIREMENTS

- MINIMUM 300 TOP SOIL FOR SODDED AREAS, 600 FOR SHRUB AND TREE BEDS
- UNDERGROUND IRRIGATION SYSTEM, OR LOW WATER IRRIGATION SYSTEM TO BE PROVIDED FOR ALL NEW SOD AREAS
- SET BACK AREA IS 80 SQ.M.: 2 TREES AND 4 SHRUBS PROVIDED
- 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).
- MAINTAIN A 3.0M SEPARATION BETWEEN ENMAX FACILITIES (POWER POLES, LIGHT STANDARDS, TRANSFORMER PADS, CATCH BASINS, ETC.) WITH THE PROPOSED WATER SERVICE.
- 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.
- 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.
- 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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ALBERTA CHROME

4726 1ST ST SE
CALGARY, AB
T2G 5A7

DRAWING TITLE

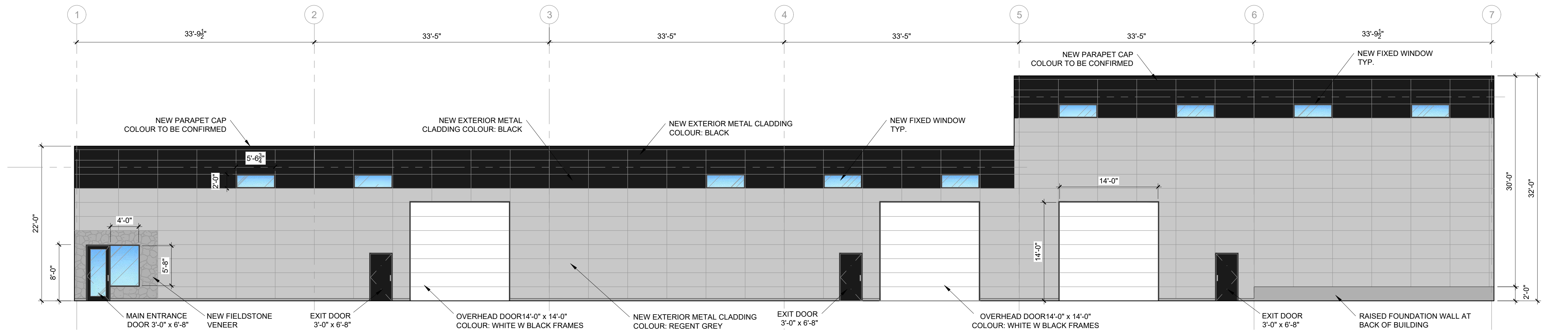
PROPOSED SITE PLAN

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

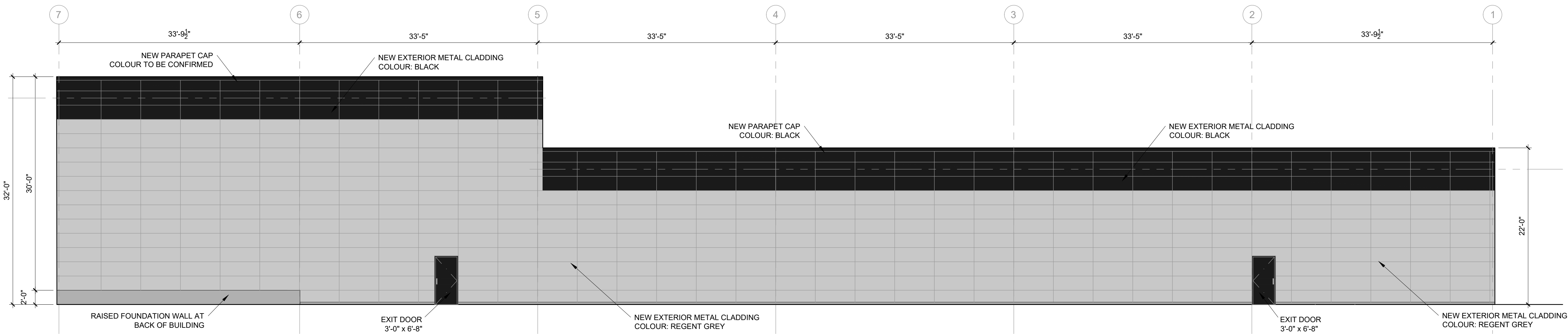
DRAWING NO. DP-2

INTERICS

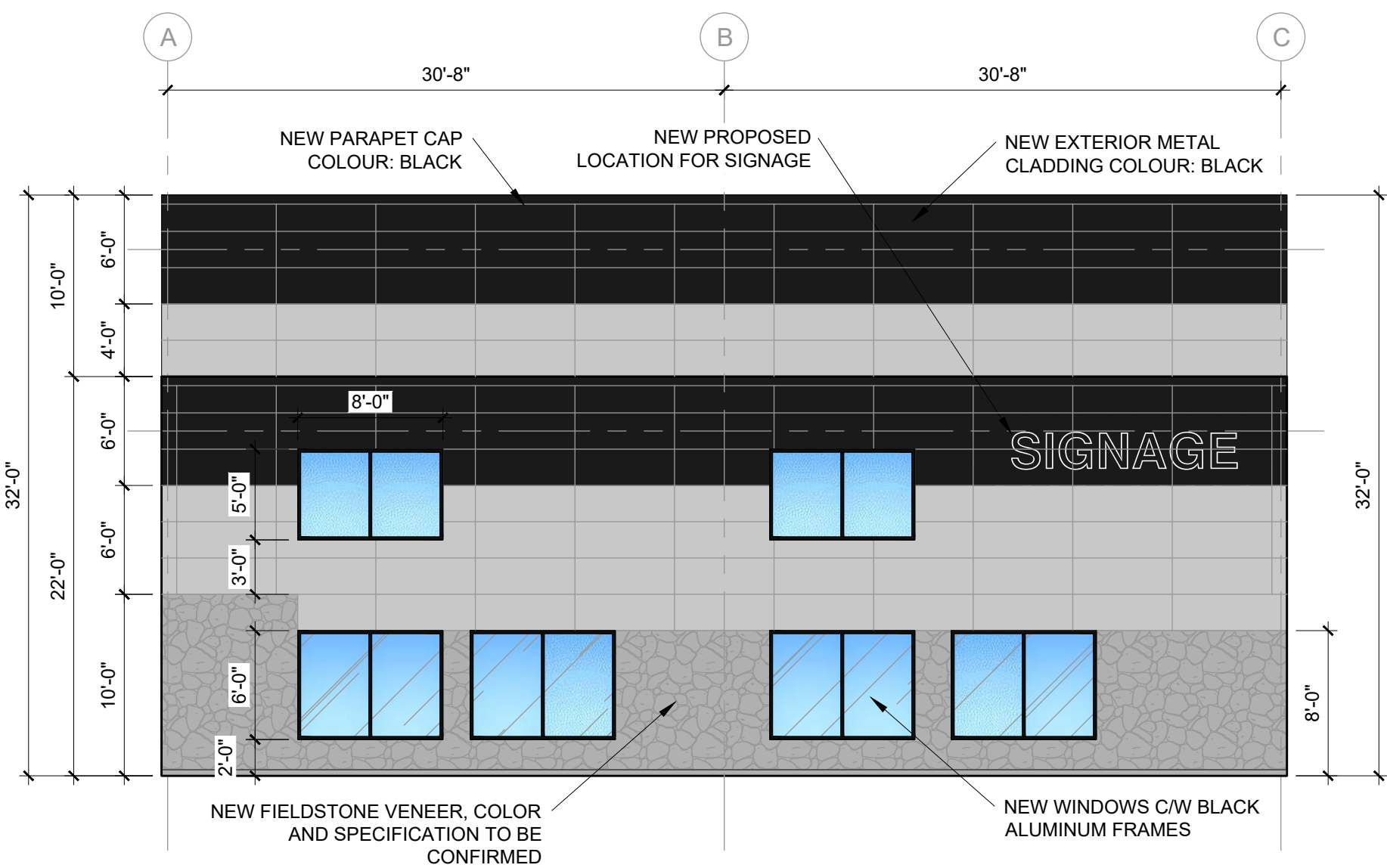
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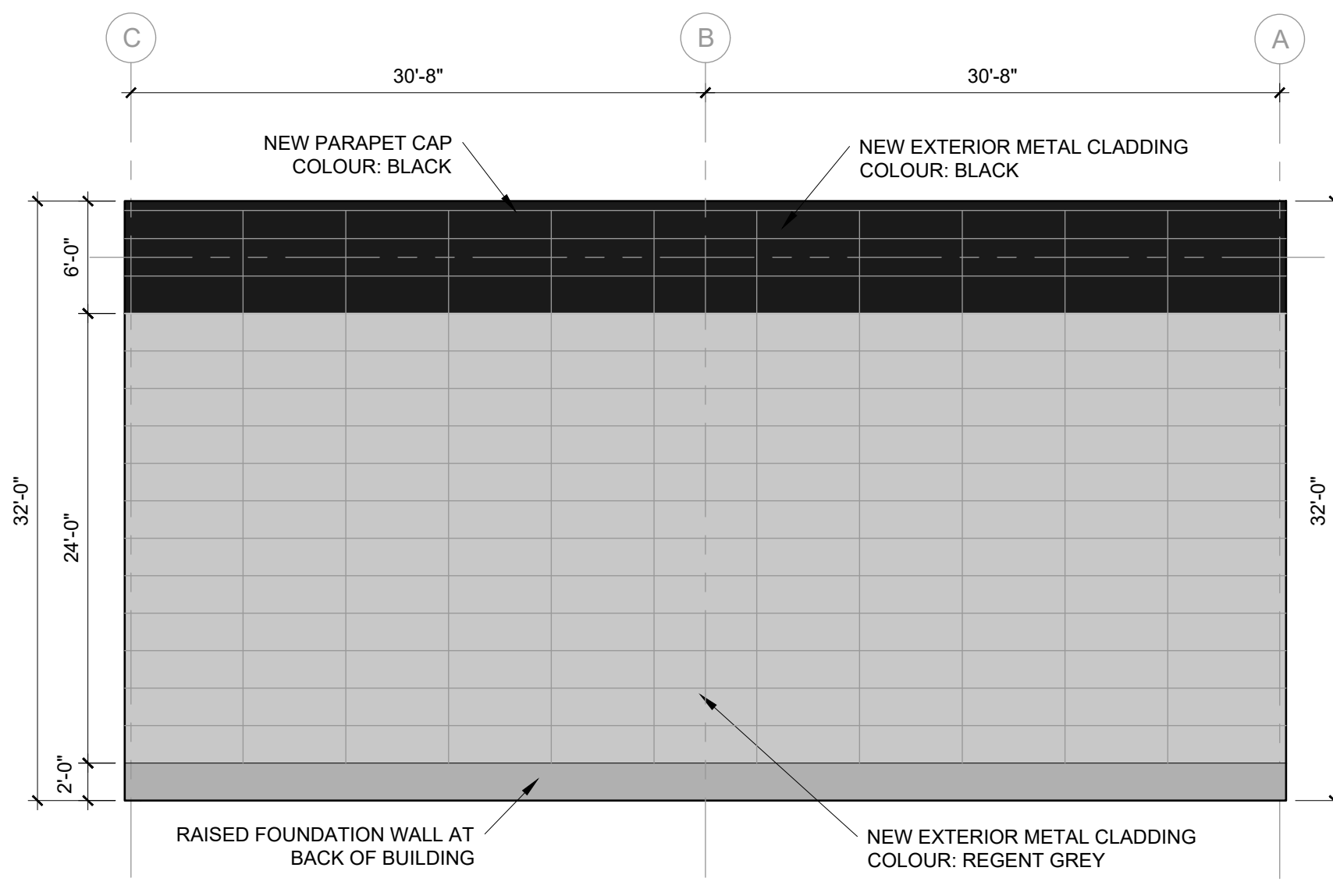
1 PROPOSED SOUTH ELEVATION
DP-6 SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
DP-6 SCALE: 1/8" = 1'-0"



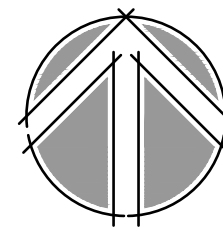
3 PROPOSED WEST ELEVATION
DP-6 SCALE: 1/8" = 1'-0"



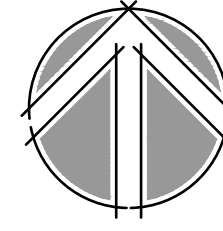
4 PROPOSED EAST ELEVATION
DP-6 SCALE: 1/8" = 1'-0"

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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NORTH



CONSTR.

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4728 1ST ST SE
CALGARY, AB
T2G 5A7

DRAWING TITLE
PROPOSED ELEVATION

DATE SEP. 2026
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DRAWING NO. DP-6

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