



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:	12518.8 SQ.FT. (1163.03 M2)
OCCUPANT LOAD:	INDUSTRIAL: 15 PERSONS
ZONING DISTRICT:	INDUSTRIAL - GENERAL (I-G) DISTRICT
PROPOSED OCCUPANCY:	GROUP F3 LOW HAZARD INDUSTRIAL

DRAWING SHEET INDEX

DP-0	PROJECT INFORMATION
DP-1	DEMOLITION SITE PLAN
DP-2	PROPOSED SITE PLAN
DP-3	PROPOSED FLOOR PLAN
DP-4	PROPOSED EXTERIOR ELEVATIONS
DP-5	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 ex. 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

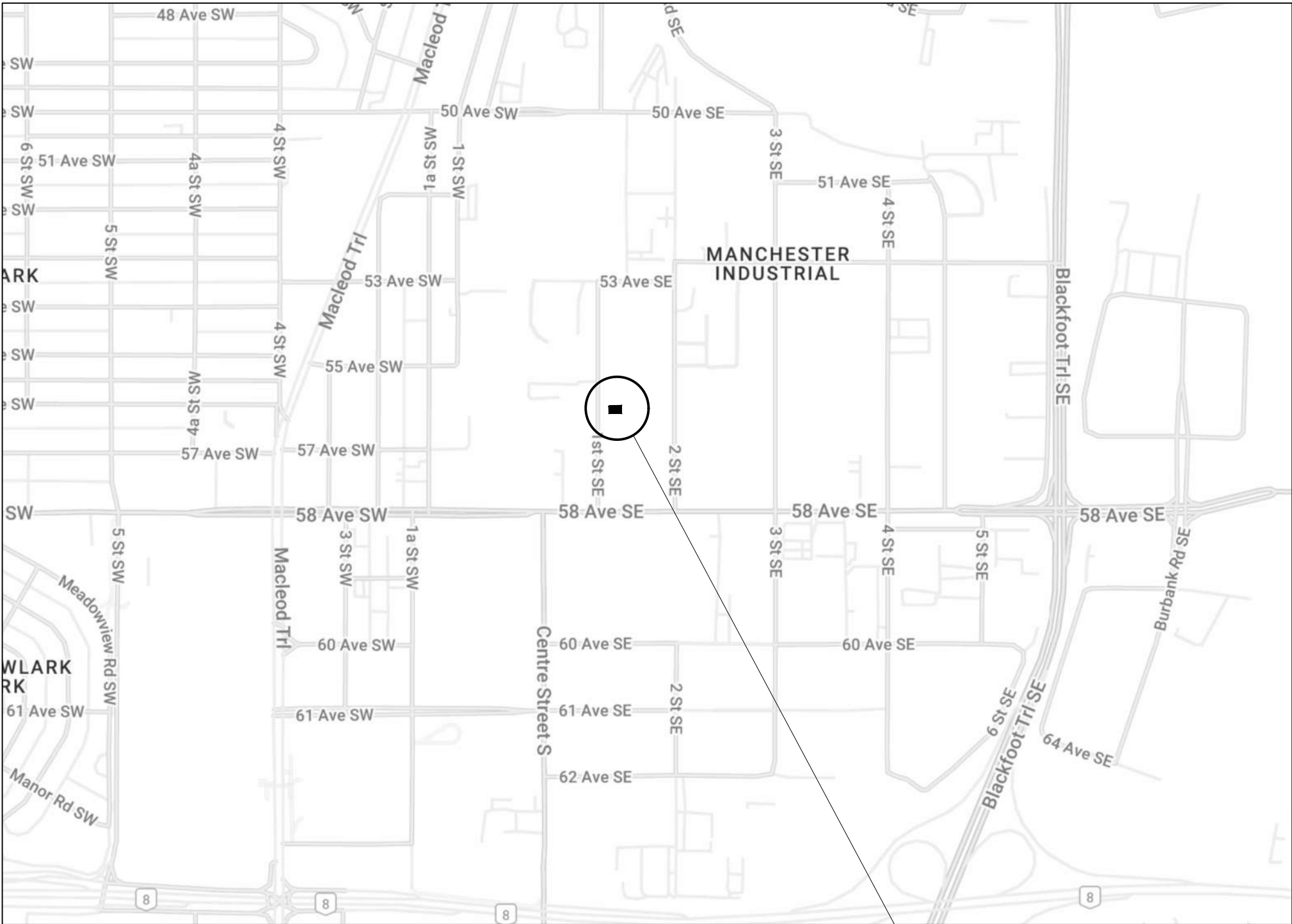


BACK AREA OF EXISTING SITE

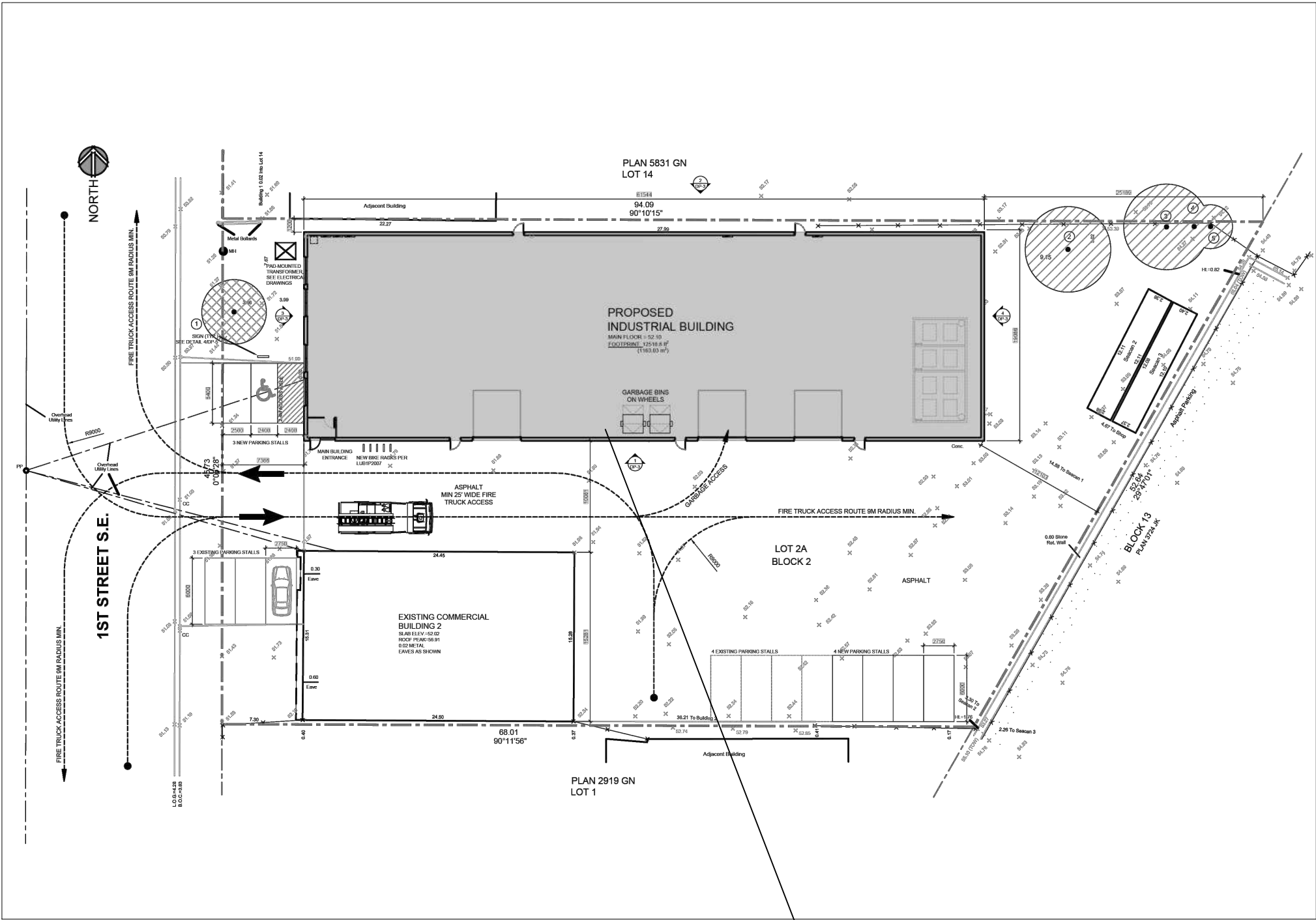


FRONT VIEW OF EXISTING SITE

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

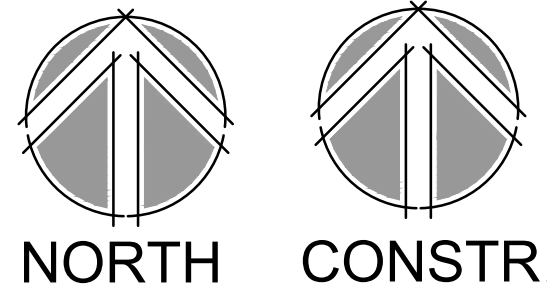


2 LOCATION MAP
DP-0 SCALE: N.T.S.



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

CONTRACTOR TO CONFIRM EVERYTHING WITH CLIENT. CLIENT MUST SIGN OFF ON ALL DRAWINGS PRIOR TO CONSTRUCTION. CONTRACTOR MUST GIVE 10 WORKING DAYS NOTICE BEFORE SCHEDULING SITE INSPECTIONS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE DESIGNER. DRAWINGS TO BE READ IN CONJUNCTION WITH ACOUSTICAL REPORT PREPARED BY ACOUSTICAL CONSULTANT (IF APPLICABLE) FOR THE OWNER. NO CHANGES WITHOUT WRITTEN CONSENT FROM OWNER.



ISSUE:	DATE:
R0 ISSUED FOR REVIEW	2025-08-22
R1 ISSUED FOR DEVELOPMENT P.	2026-04-01

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

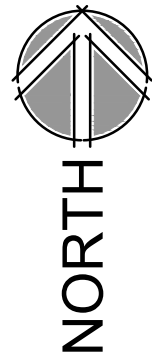
DRAWING TITLE
PROJECT INFORMATION
NOTES
SCHEDULES

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

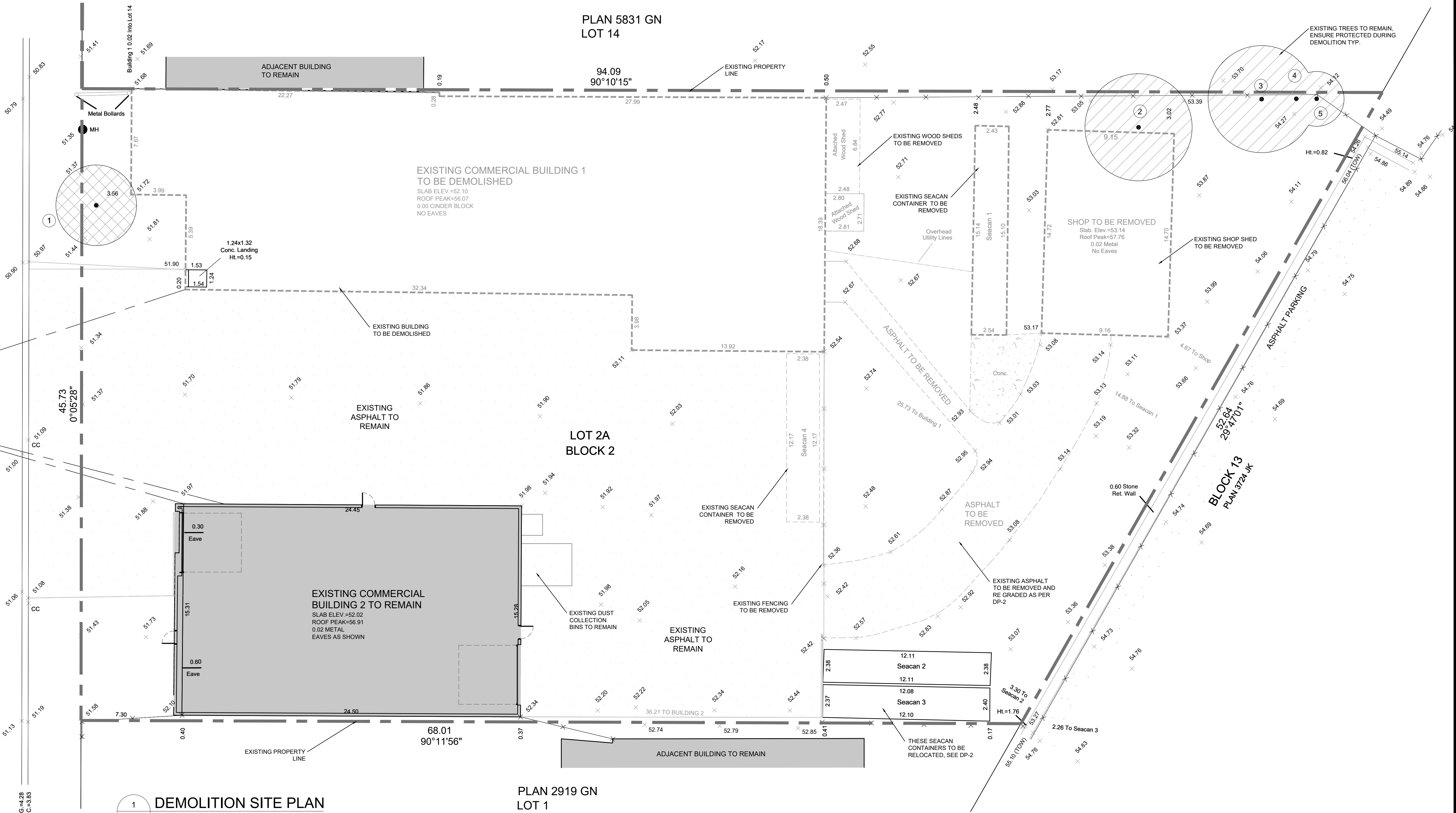
DRAWING NO. DP-0

INTERICS

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1ST STREET S.E.



1 DEMOLITION SITE PLAN
DP-1 SCALE: 1:150

PLAN 2919 GN
LOT 1

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

- VERIFY EXTENT AND LOCATION OF NEW WORK PRIOR TO DEMOLITION.
- DETERMINE EXTENT OF DEMOLITION TO TAKE PLACE AND PROVIDE NECESSARY PROTECTION TO ADJACENT EXISTING SURFACES NOT AFFECTED UNDER THIS CONTRACT.
- SEAL OFF AREA OF DEMOLITION FROM REMAINDER OF SITE TO PREVENT THE INFILTRATION OF DUST AND DEBRIS.
- CONTRACTOR SHALL TURN OVER ALL SALVAGEABLE MATERIALS & EQUIPMENT TO THE BUILDING OWNER UNLESS INSTRUCTED OTHERWISE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEMOLITION DEBRIS FROM SITE ON AN ONGOING DAILY BASIS.
- 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.
P/L DENOTES POLE PLACED.
Rad. DENOTES RADIAL.
Rge. DENOTES RANGE.
R/W DENOTES RIGHT-OF-WAY.
SEC. DENOTES SECTION.
DENOTES SIGN POST.
\$Pp. DENOTES TOWNSHIP.

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:

FENCE IS SHOWN THUS:

OVERHEAD UTILITIES SHOWN THUS:

TH

WV

PP

PA

MH

FH

LP

CT

DT

FX

FX

FX

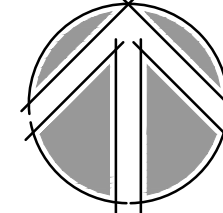
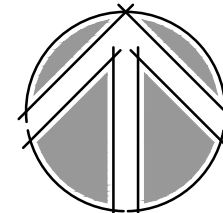
NOTES:

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. 111 296 356
TITLE SEARCH DATED 11 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: x 98.92 = 1058.92 METRES (GEODETIC)

TREE DATA

TREE	Type	Canopy	Height	Diameter
1	Coniferous	6	13	0.40
2	Deciduous	8	6.5	Clump.
3	Deciduous	8	8	Clump.
4	Deciduous	4	5	Clump.
5	Deciduous	3.5	5	Clump.

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T2G 5A7

DRAWING TITLE

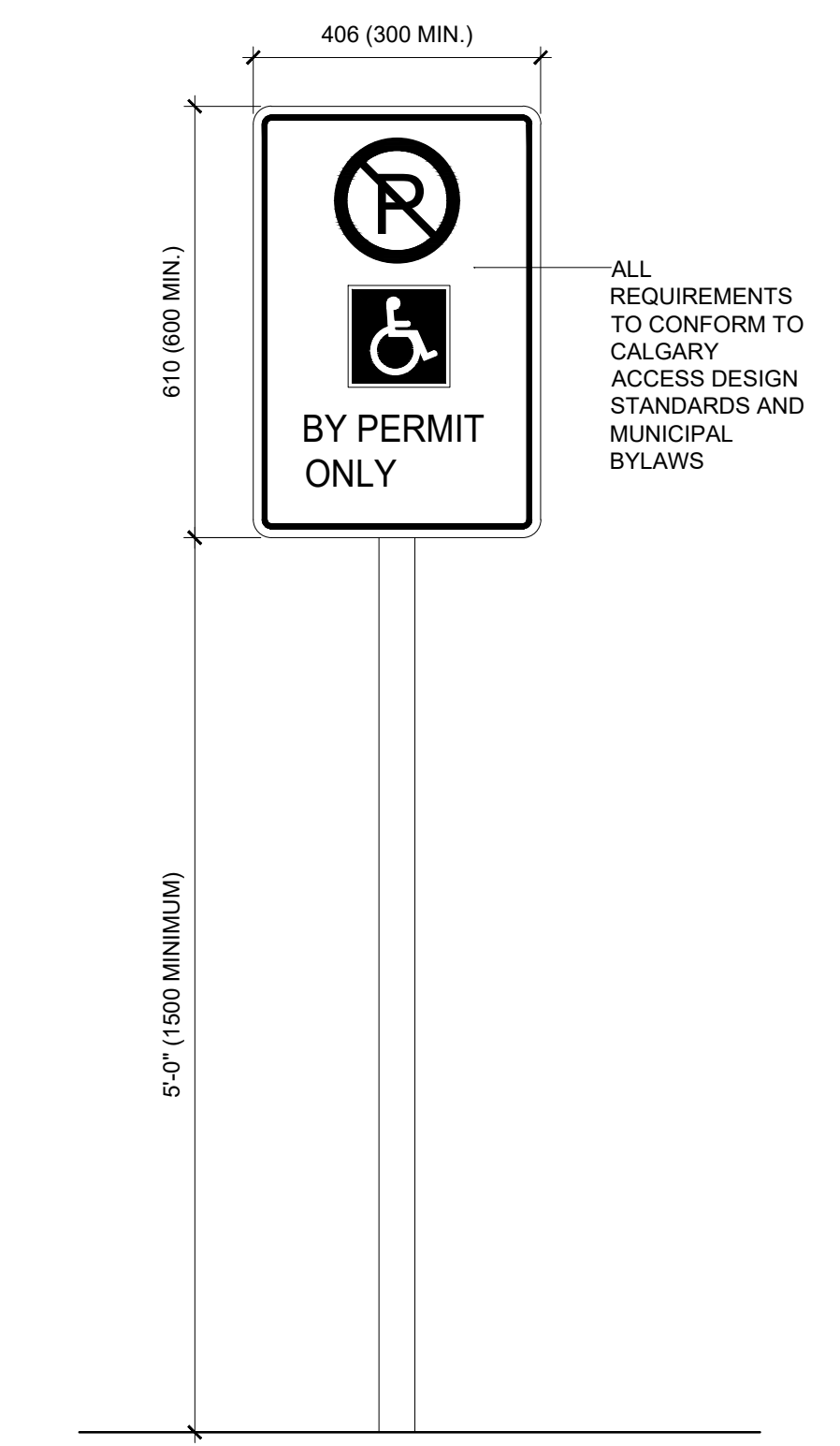
DEMOLITION SITE PLAN

DATE APR. 2026
SCALE AS SHOWN
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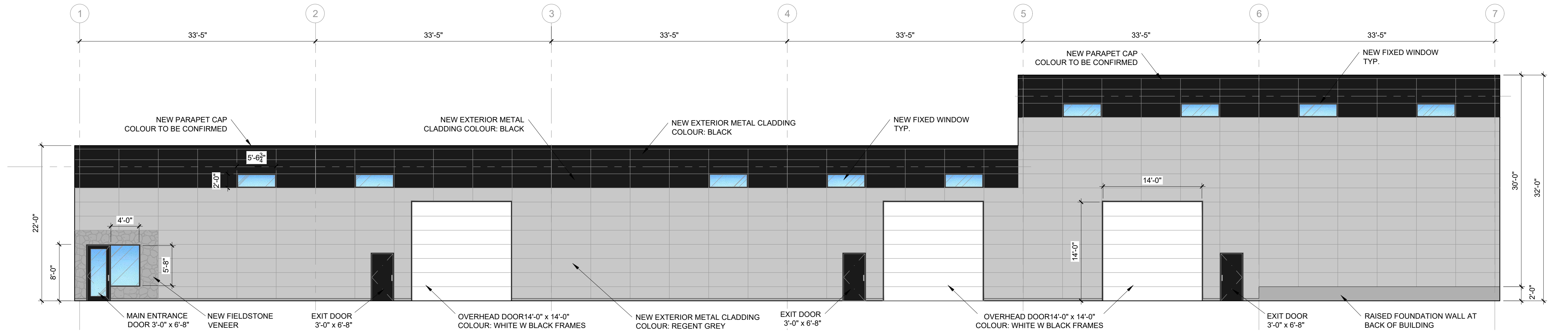
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INTERICS

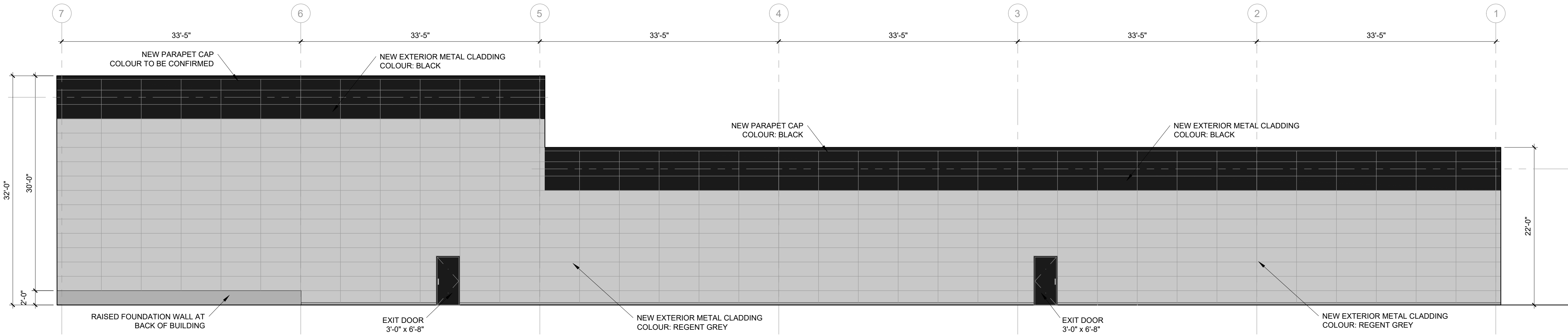
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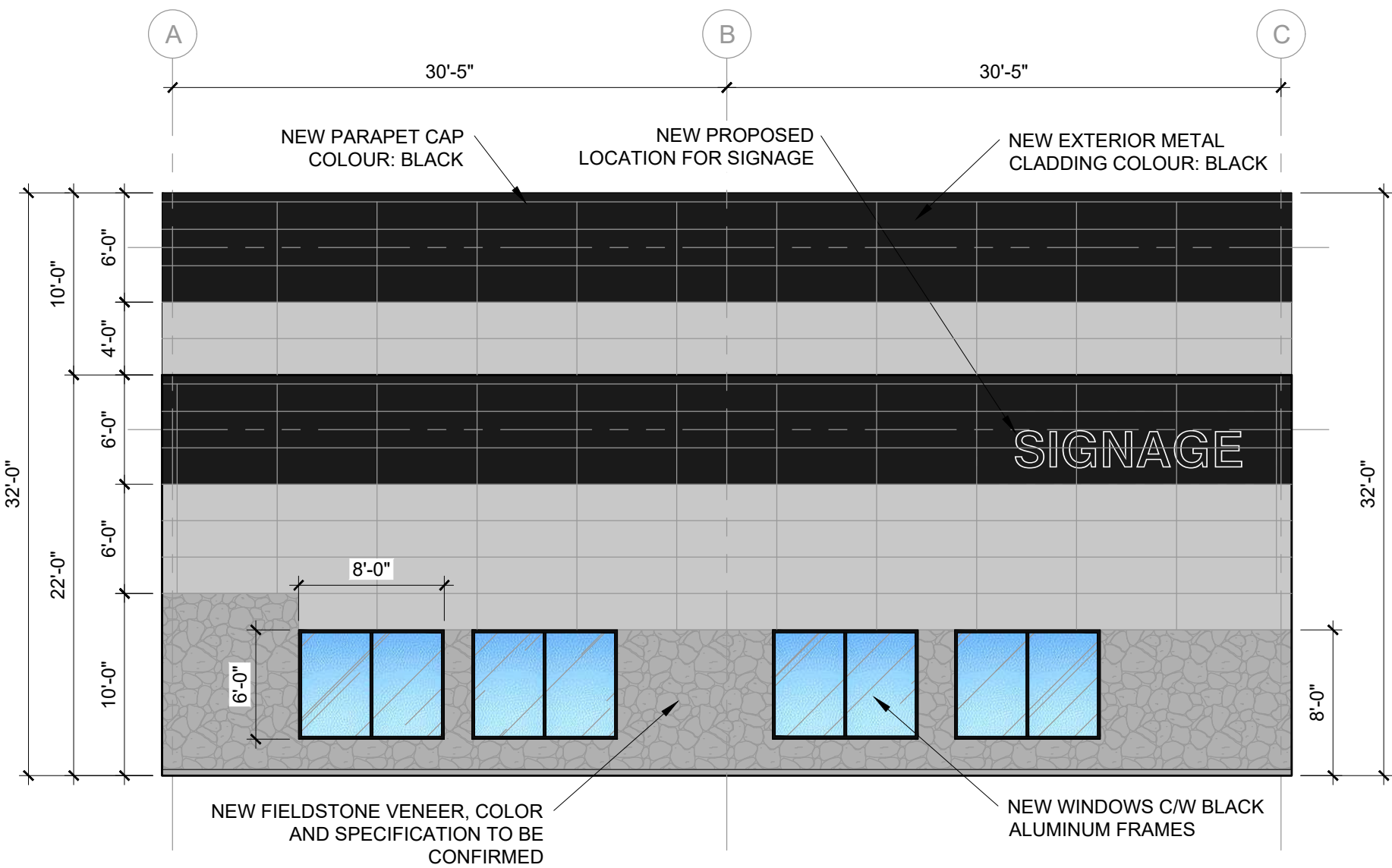
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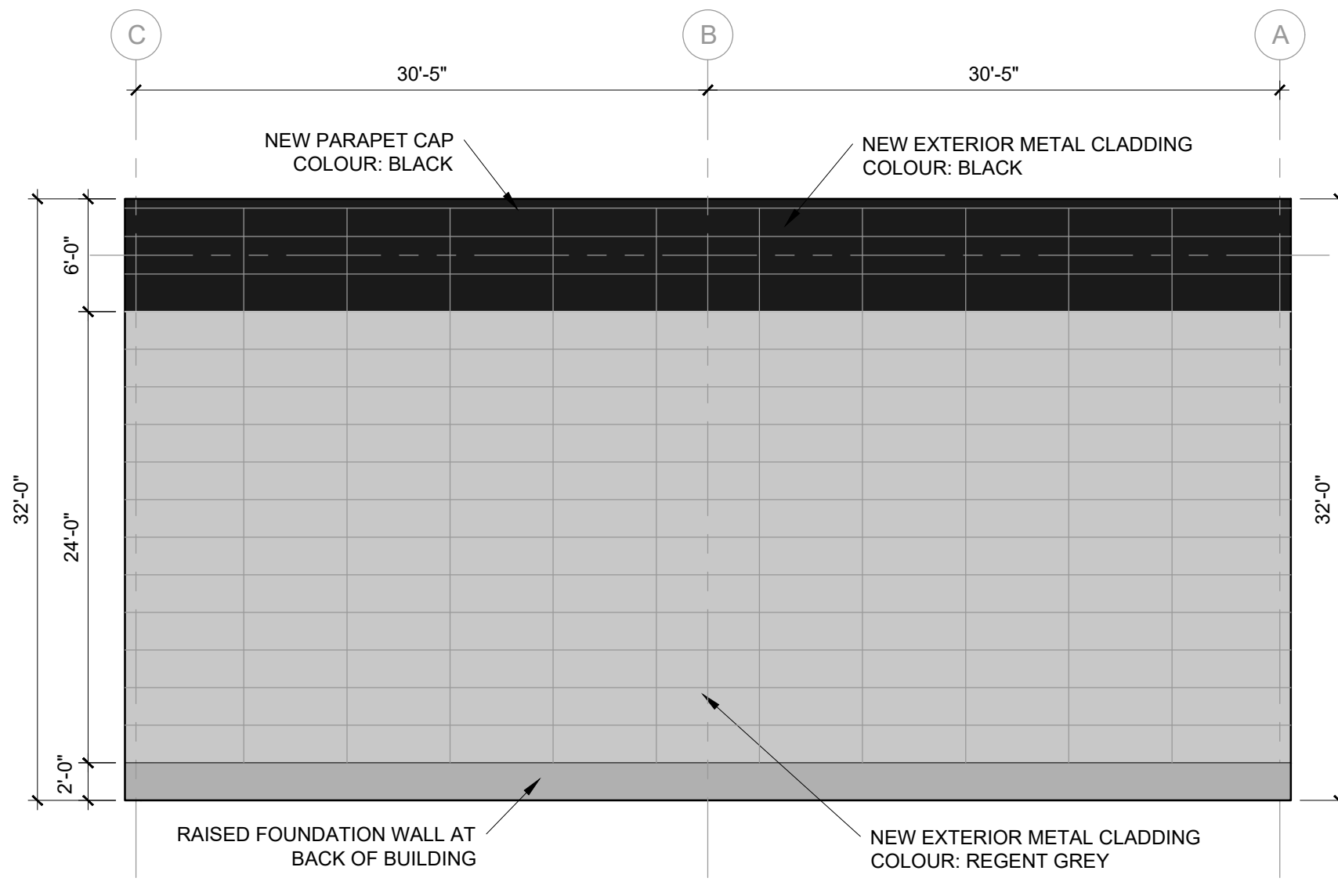
1 PROPOSED SOUTH ELEVATION
DP-4 SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
DP-4 SCALE: 1/8" = 1'-0"



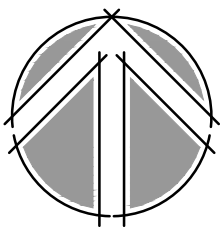
3 PROPOSED WEST ELEVATION
DP-4 SCALE: 1/8" = 1'-0"



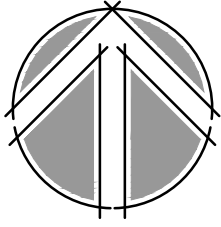
4 PROPOSED EAST ELEVATION
DP-4 SCALE: 1/8" = 1'-0"

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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DRAWING TITLE
PROPOSED ELEVATION

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DRAWING NO. **DP-4**

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