

57 AVE. INDUSTRIAL WAREHOUSE

3347 57th AVE S.E. CALGARY, AB
ISSUED FOR REVIEW: (26/09/02)



<u>DRAWING LIST</u>	
SHEET NUMBER	SHEET NAME
DP0.0	COVER SHEET
DP1.0	EXISTING SITE PLAN & SITE PHOTOS
DP1.1	PROPOSED SITE PLAN
DP1.2	LANDSCAPE PLAN
DP1.3	TRUCK TURNING PLANS - FIRETRUCK
DP1.4	TRUCK TURNING PLANS - GARBAGE
DP1.5	TRUCK TURNING PLANS - LOADING
DP1.6	PROPOSED OUTDOOR STORAGE PLAN
DP1.7	SITE DETAILS
DP1.8	SITE & SIGNAGE DETAILS
DP1.9	SITE & LANDSCAPE DETAILS
DP2.0	MAIN FLOOR PLAN
DP2.1	SECOND FLOOR PLAN
DP2.2	ENLARGED PLANS
DP2.3	ROOF PLAN
DP3.0	ELEVATIONS
DP3.1	ELEVATIONS
DP3.2	LIMITING DISTANCE CALCULATIONS
DP3.3	RETAINING WALL ELEVATIONS
DP4.0	BUILDING SECTIONS
DP5.0	3D PERSPECTIVE
E101S	SITE PLAN - ELECTRICAL
E102S	SITE PLAN - LIGHTING
E103S	SITE LIGHTING - POINT-BY-POINT
E104S	SITE LIGHTING - RENDERINGS



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ISSUE DATE:	YY/MM/DD
ISSUED FOR DP:	26/04/20
ISSUED FOR CLIENT REVIEW:	26/07/06
ISSUED FOR DR1:	26/07/17

AMENDED DRAWINGS
DP No DP2026-02327 **Date Received** SEP 03 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

#	REVISION	BY	DATE

PROJECT NAME:	
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57 AVE. INDUSTRIAL
WAREHOUSE

ADDRESS:

3347 57th AVE S.E. CALGARY, AB
LOT: 9
BLOCK: 8
PLAN: 2007 JK

DRAWING TITLE:

COVER SHEET

DATE (yy/mm/dd):

2026-09-02 1:28:03 PM

DRAWN BY:

DRAWN BY: PC	CHECKED BY: BH
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25mm

DRAWING #

DP0.0

PLOT STAMP.

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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GENERAL INFORMATION:

MUNICIPAL ADDRESS:	3347 57TH AVE S.E. CALGARY AB
LEGAL ADDRESS:	LOT: 9 BLOCK: 8 PLAN: 2007 JK
WITHIN THE:	SEC. 33 - TWP. 23 - RGE. 29 - W.4M.
DEVELOPMENT PERMIT:	TBD
BUILDING PERMIT:	TBD

SITE INFORMATION:

ZONING:	I-G
USES:	GENERAL INDUSTRIAL - LIGHT
PARCEL AREA:	8215.1 sq.m ² (2.03ha.)
TOTAL EXISTING BUILDING AREA:	2081.95sq.m ²
EXISTING BUILDING(S) TO BE DEMOLISHED:	
INDUSTRIAL BUILDING	SHOP 835.41sq.m ²
CANVAS BUILDING(S):	CANVAS BLDG. 1 & 2 1040.84sq.m ²
TOTAL AREA OF BUILDING TO BE DEMOLISHED:	1876.25sq.m ²
EXISTING CANVAS BUILDING(S) TO REMAIN:	
CANVAS BUILDING(S):	CANVAS BLDG. 3 205.70sq.m ²
FLOOR AREA RATIO (GFA / SITE):	
SETBACKS:	
FRONT YARD:	MIN. 4.0m (1P2007 - 915(b))
REAR YARD:	MIN. 1.2m (1P2007 - 916(1)(b)(i))
SIDE YARD EAST:	MIN. 4.0m (1P2007 - 917(2)(d)) RELAXATION REQUIRED
SIDE YARD WEST:	MIN. 1.2m (1P2007 - 917(1)(b)(i))
BUILDING HEIGHT:	NO MAXIMUM HEIGHT (1P2007 - 912(1))
MAIN BUILDING:	

SITE PLAN LEGEND:

EXISTING BUILDING TO REMAIN:	
EXISTING BUILDING TO BE DEMOLISHED:	
PROPERTY LINE:	
SETBACK:	
OVERHEAD POWER LINES:	
U.G. SANITARY LINE:	
U.G. WATER LINE:	
U.G. STORM LINE:	
U.G. GAS LINE:	
FENCE LINE:	
OUTLINE OF ROOF:	
CANTILEVER ABOVE:	
UTILITY RIGHT AWAY:	

SITE PLAN ABBREVIATIONS:

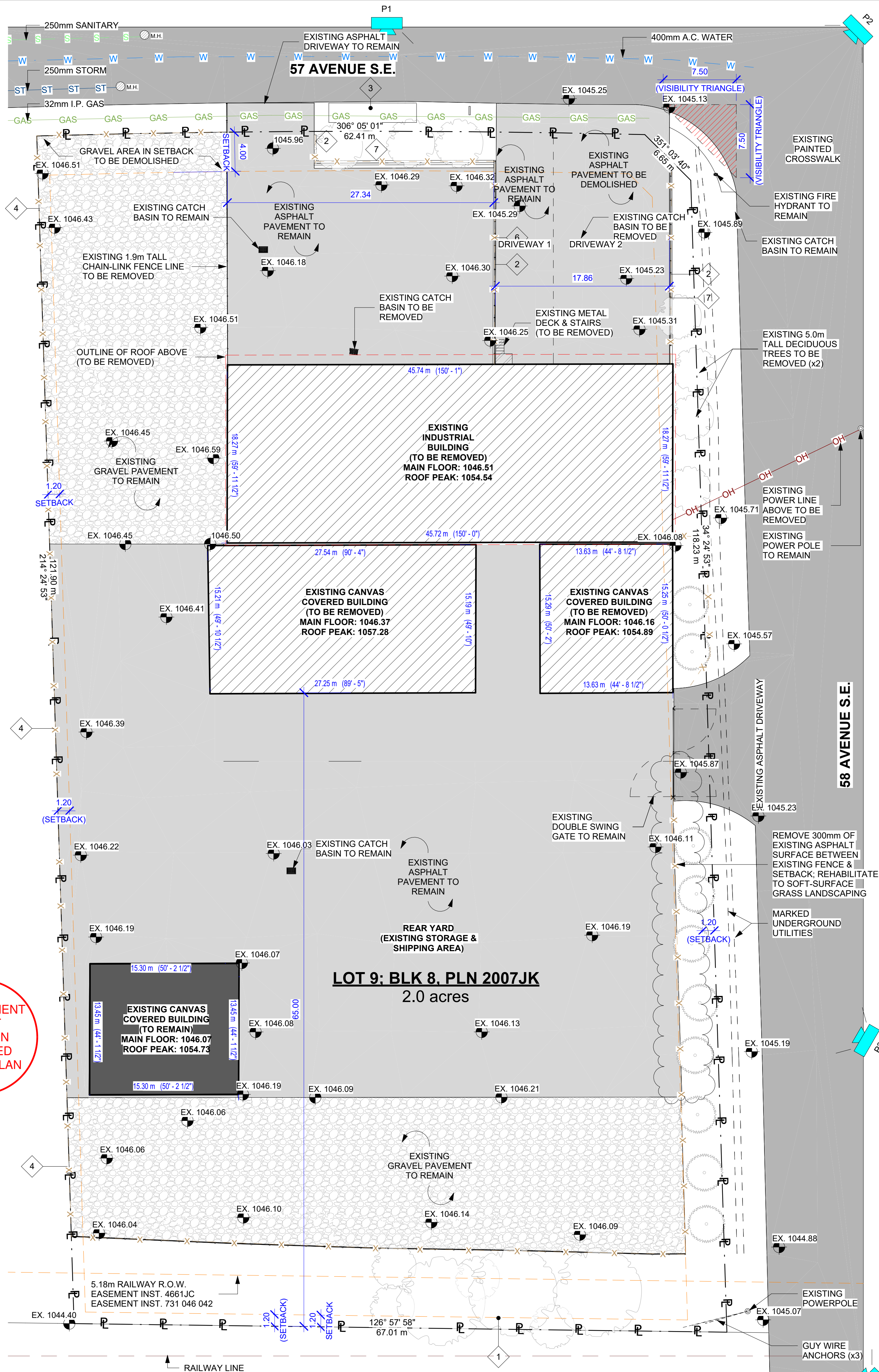
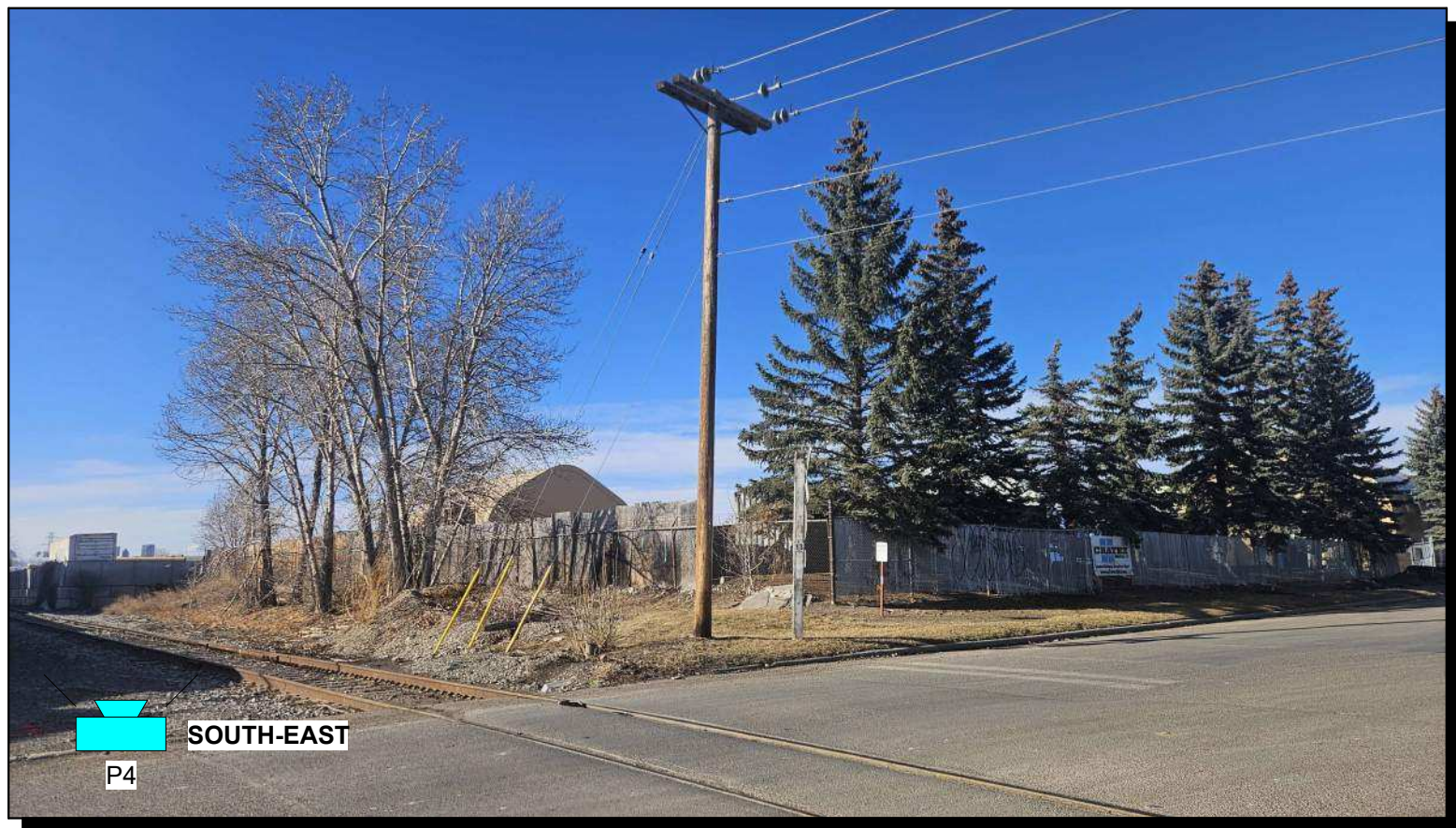
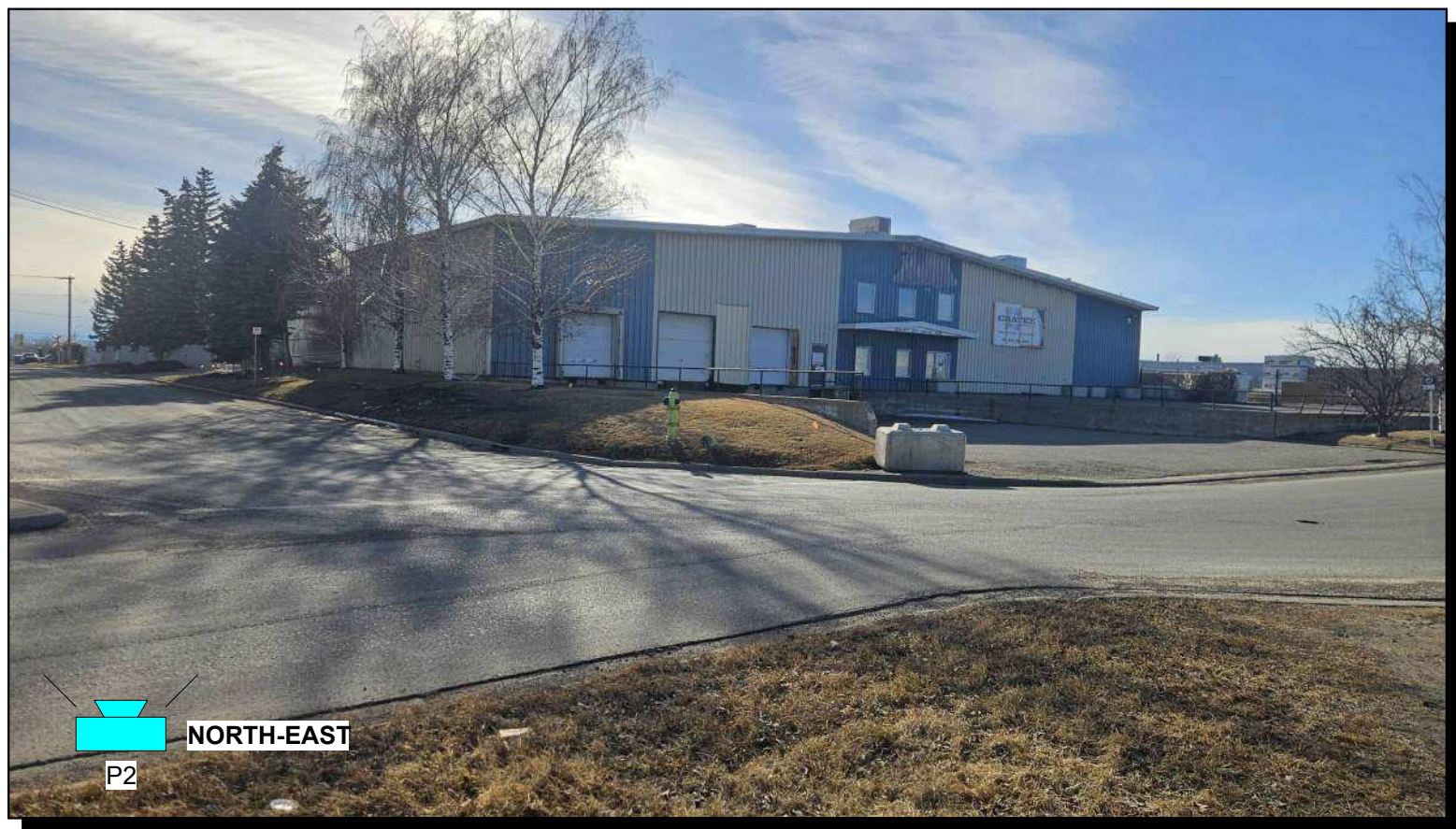
FG:	FRONT OF GRADE
RG:	REAR GRADE
TR:	TOP OF ROOF
TJ:	TOP OF JOIST
TFW:	TOP OF FOUNDATION WALL
TF:	TOP OF FOOTING
EX:	EXISTING

GENERAL NOTES:

- REFER TO LANDSCAPE PLAN FOR LANDSCAPING & PLANTING DESCRIPTION & INFORMATION
- ALL EXISTING SITE PLAN ELEMENTS TO BE CONSIDERED AS EXISTING U.N.O.
- ALL EXISTING SITE PLAN ELEMENTS TO REMAIN AS IS U.N.O.
- ALL EXISTING SITE STRUCTURES & ELEMENTS BEYOND SUBJECT PARCEL PROPERTY LINE TO REMAIN AS-IS U.N.O.

EXISTING SITE PLAN KEYNOTES

- EXISTING METAL GUARD RAILS TO REMAIN
- EXISTING METAL GUARD RAIL TO BE REMOVED
- EXISTING BUS STOP TO REMAIN
- EXISTING 1.9m TALL CHAIN-LINK FENCE LINE TO REMAIN (5 / DP1.7)
- EXISTING 2.4m TALL WOOD FENCE LINE TO REMAIN
- EXISTING RETAINING WALL TO REMAIN
- EXISTING RETAINING WALL BE DEMOLISHED



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EXISTING SITE PLAN
SCALE: 1 : 250



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DP No Date Received
DP2026-02327 SEP 03 2026
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1	Revision 1	Date 1
#	REVISION	BY DATE

PROJECT NAME:
57 AVE. INDUSTRIAL WAREHOUSE

ADDRESS:
3347 57th AVE S.E. CALGARY, AB
LOT: 9
BLOCK: 8
PLAN: 2007 JK

DRAWING TITLE:
EXISTING SITE PLAN & SITE PHOTOS

DATE (yy/mm/dd):
2026-09-02 1:28:09 PM

FILE #:
26-13

DRAWN BY:
PC

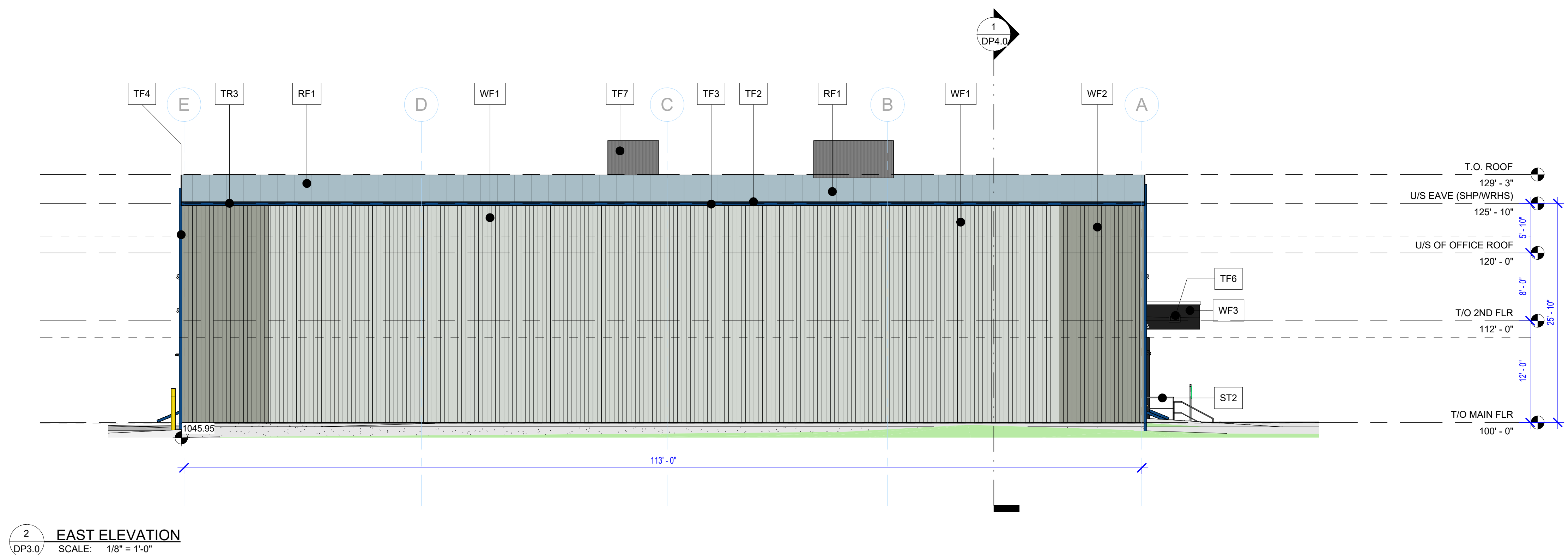
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DP1.0

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TAG		MATERIAL	
WF1	BEHLEN - METAL INSULATED PANEL COLOUR: WHITE WHITE		
WF2	BEHLEN - METAL INSULATED PANEL COLOUR: STONE GREY		
DW1	VINYL WINDOW COLOUR: BLACK TRIM & FRAME		
DW2	OVERHEAD DOOR COLOUR: WHITE		
DW3	STEEL DOOR COLOUR: ROYAL BLUE		
DW4	ENTRANCE DOOR COLOUR: BLACK		
DW5	DOCK DOOR COLOUR: WHITE		
TF1	BOX BUILDING SIGNAGE (NOTE: SEPARATE SIGNAGE PERMIT TO BE APPLIED FOR AT A LATER DATE)		
TF2	PRE-FINISHED ALUMINUM FASCIA COLOUR: ROYAL BLUE		
TF3	PRE-FINISHED ALUMINUM EAVESTROUGH COLOUR: ROYAL BLUE		
TF4	PRE-FINISHED ALUMINUM DOWNSPOUT COLOUR: ROYAL BLUE		
TF5	PRE-FINISHED METAL FASCIA COLOUR: BLACK		
TF6	PRE-FINISHED METAL SCUPPER COLOUR: BLACK		
TF7	PRE-FINISHED METAL ROOF-TOP MECH. SCREENING COLOUR: GALVANIZED GREY		
RF1	STRANDING SEAM METAL ROOF COLOUR: LIGHT BLUE		
RF2	CANOPY ROOF COLOUR: BLACK		
ST1	STEEL COLUMN COLOUR: PAINTED BLACK		
ST2	GALVANIZED STEEL GUARD RAIL COLOR: METALLIC GREY		
ST3	CONCRETE FILLED BOLLARDS COLOUR: PAINTED 'SAFETY YELLOW'		
UT1	EXTERIOR LIGHT (WALL PACK) COLOUR: GREY		



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DP2026-02327 SEP 03 2026
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WAREHOUSE

ADDRESS:
3347 57th AVE S.E. CALGARY, AB
LOT: 9
BLOCK:8
PLAN: 2007 JK

DRAWING TITLE:

ELEVATIONS

DATE (yy/mm/dd):	FILE #:
2026-09-02 1:29:09 PM	26-13

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PC	RH

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25mm

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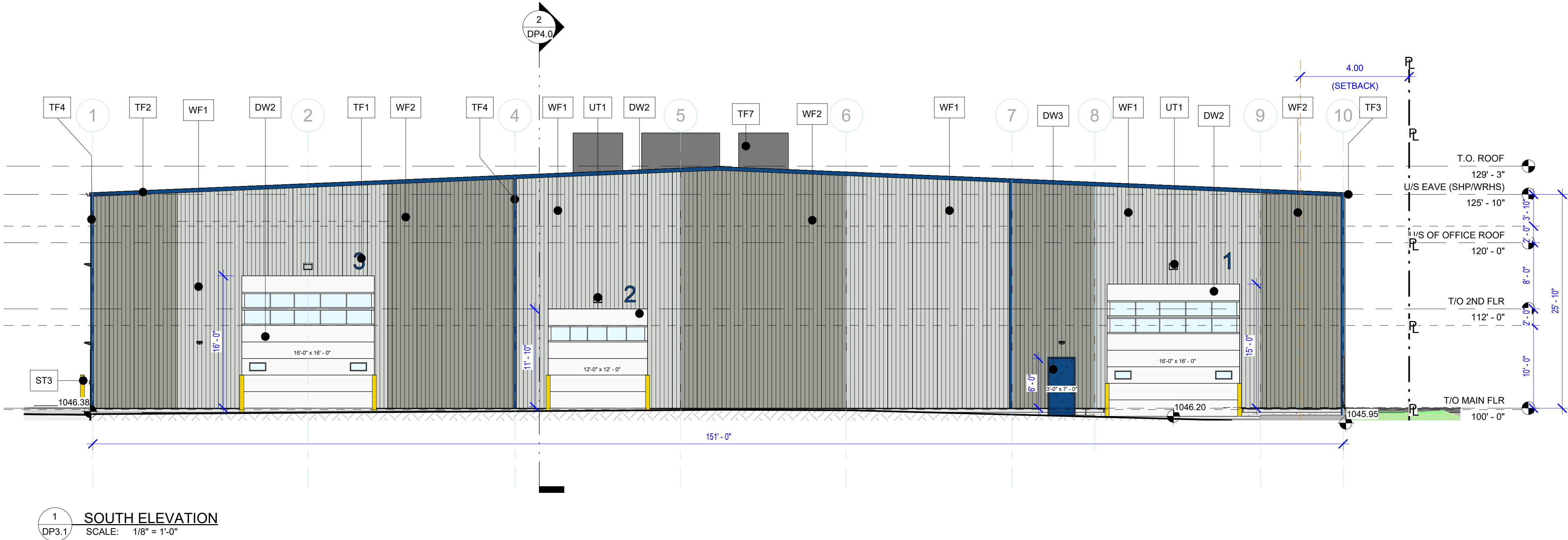
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PLOT STAMP:

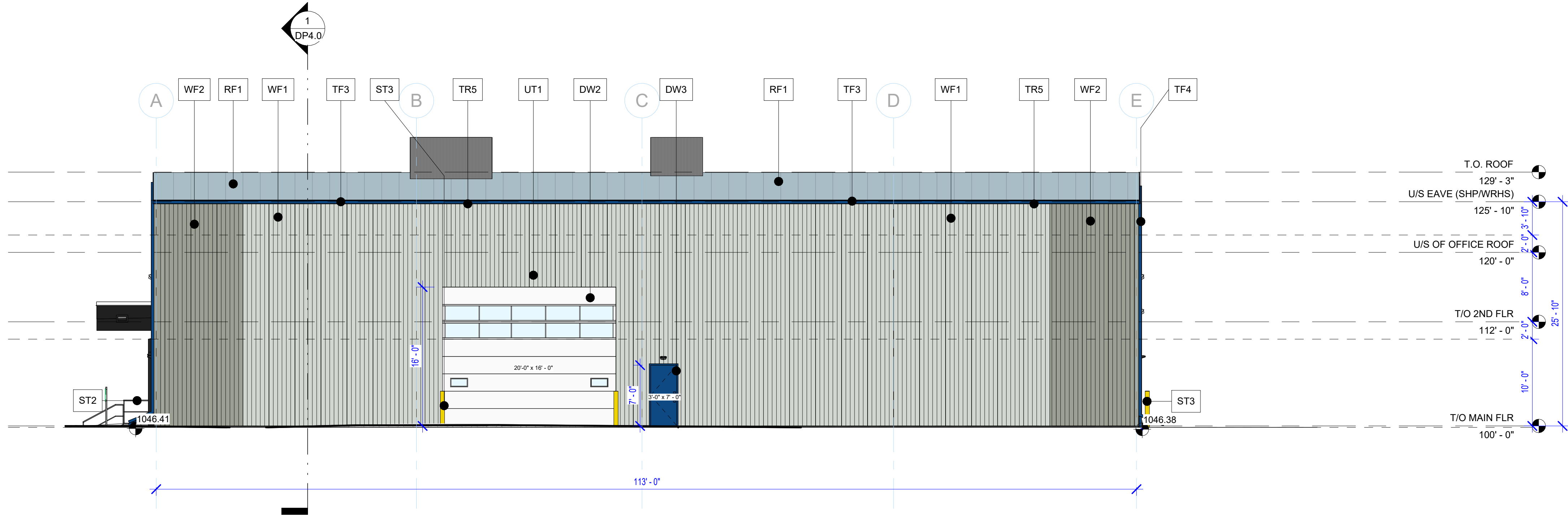
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UT1	EXTERIOR LIGHT (WALL PACK) COLOR: GREY



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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DRAWING TITLE:
ELEVATIONS

DATE (yy/mm/dd): 2026-09-02 1:29:14 PM	FILE #: 26-13
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DP3.1

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

(Based on Table 3.2.3.1.- E

PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	NON-COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	NON-COMBUSTIBLE
APPLICABLE WALLS:	

(Based on Table 3.2.3.1.- E)

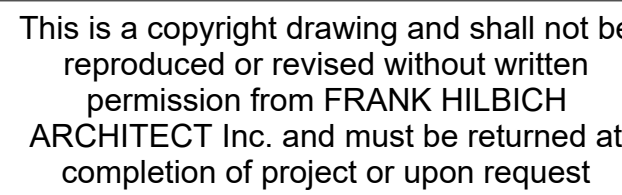
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
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APPLICABLE WALLS:	

(Based on Table 3.2.3.1.- E)

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APPLICABLE WALLS:	

(Based on Table 3.2.3.1.- E

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APPLICABLE WALLS:	



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WAREHOUSE

ADDRESS:
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LOT: 9
BLOCK:8
PLAN: 2007 JK

DRAWING TITLE:

**LIMITING DISTANCE
CALCULATIONS**

DATE (yy/mm/dd):	FILE #:
2026-09-02 1:29:16 PM	26-13

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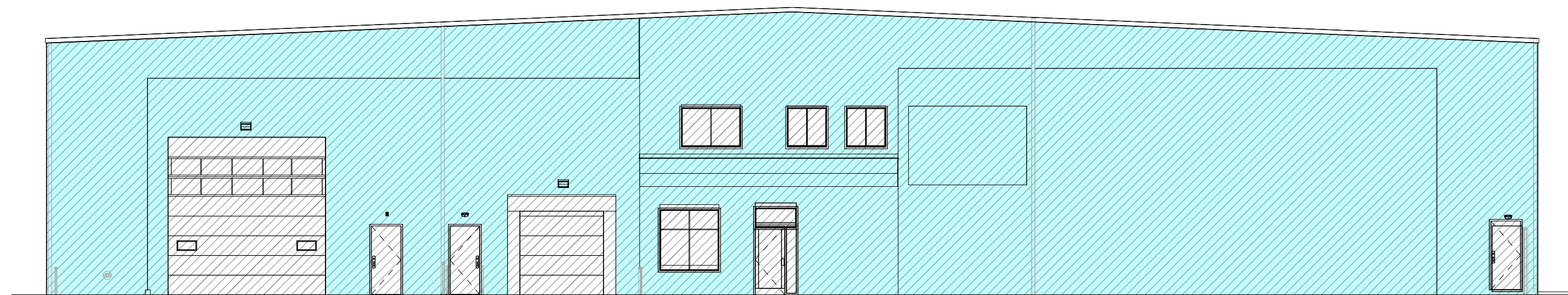
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DRAWING #

DP3.2

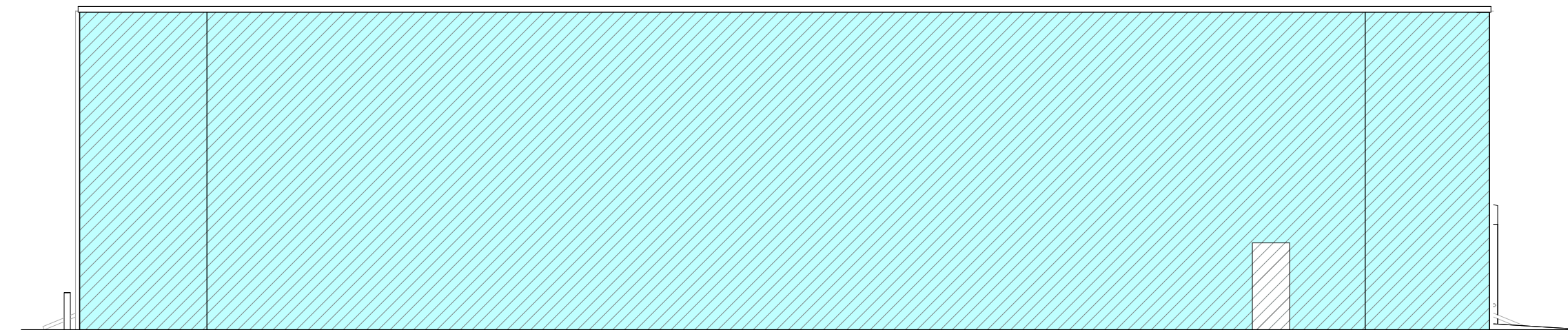
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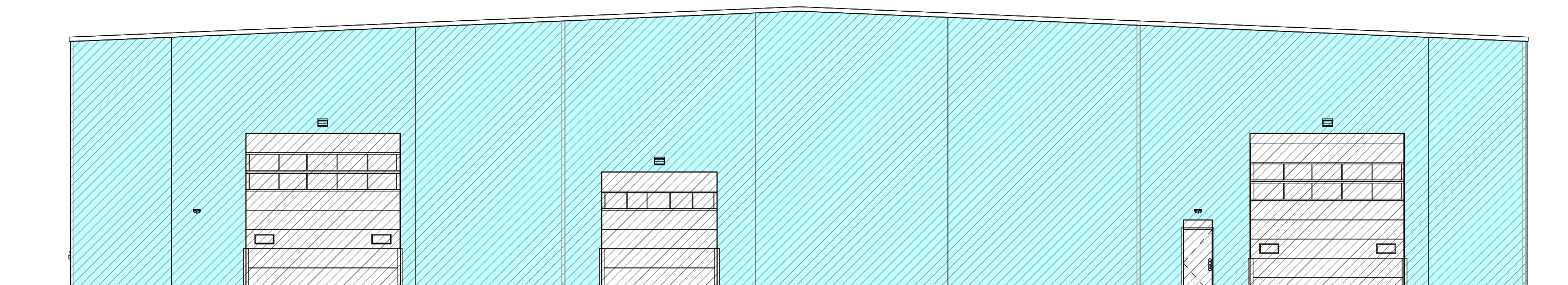


1
DP3.2

LD - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



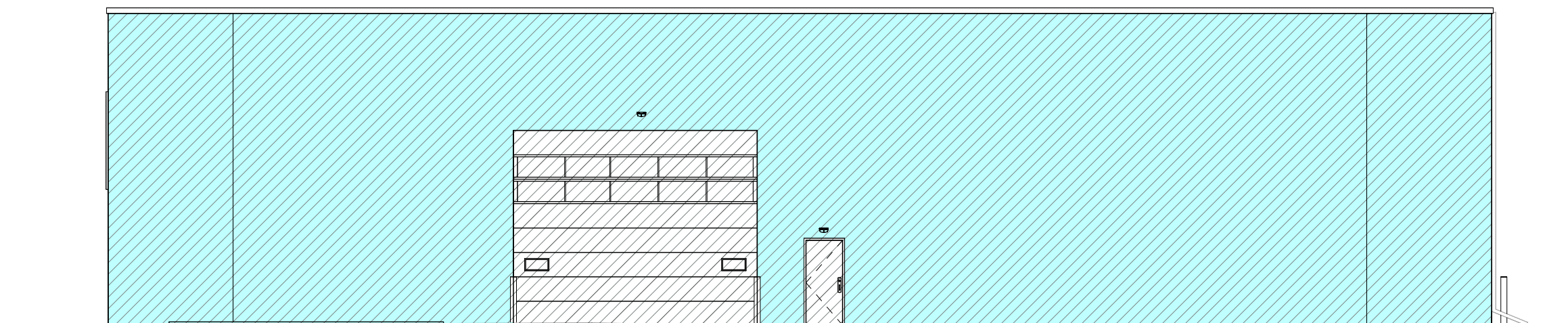
2 LD - EAST ELEVATION
DP3.2 SCALE: 3/32" = 1'-0"



3
DP3.2

LD - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



4 LD - WEST ELEVATION
DP3.2 SCALE: 3/32" = 1'-0"

