

MCIVOR BOULEVARD COMMERCIAL

ISSUED FOR DR

2026/06/22

(ARTISTIC REPRESENTATION ONLY)

PROJECT NUMBER:

19.06

PARCEL ADDRESS:

LEGAL: LOTS: 4, BLOCK: 66, PLAN: 141 1640

MUNICIPAL: 14130 MCIVOR BLVD. S.E.,
CALGARY, AB

DP REFERENCE

DP2025-####

BP REFERENCE

BP2025-####

DRAWING LIST: INDEX: ARCHITECTURE FAAS

601 - 1812 4 ST SW, CALGARY, AB T2S 1W

DP.000 COVER SHEET
DP.001 SITE INFORMATION & DETAILS
DP.002 FIRE TRUCK ACCESS PLAN
DP.003 LOADING TRUCK ACCESS PLAN
DP.004 LANDSCAPE PLAN

DP.100 SITE PLAN
DP.101 BUILDING A FLOOR PLAN & ELEVATION
DP.102 BUILDING B FLOOR PLAN & ELEVATION
DP.103 BUILDING C FLOOR PLAN & ELEVATION

DP.104 SITE SECTION - 1
DP.105 SITE SECTION - 2
DP.106 SITE SECTION - 3
S.01 SURVEY PLAN

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL: L: 4, B: 66, P: 141 1640
MUNICIPAL: 14130 MCIVOR BLVD. S.E., CALGARY, AB
COMMUNITY: COPPERFIELD
ZONING: INDUSTRIAL - EDGE DISTRICT

PROPOSED GROSS BUILDING AREA:

BUILDING A 729.80 SQ.M. / 7,855.50 SQ.FT.
BUILDING B 368.20 SQ.M. / 3,963.28 SQ.FT.
BUILDING C 704.80 SQ.M. / 7,586.40 SQ.FT.
TOTAL: 1,802.80 SQ.M. / 19,405.18 SQ.FT.

BYLAW REGULATIONS:

BUILDING SETBACKS:

	PERMITTED	PROPOSED
FRONT (NORTHWEST)	3.0m	3.0m
SIDE (NORTHEAST)	3.0m	3.0m
REAR (SOUTH)	6.0m	10.0m

BUILDING HEIGHT:

MAXIMUM HEIGHT PERMITTED:	12.0m
PROPOSED:	6.6m

PARCEL COVERAGE:

PARCEL AREA:	4,907.9 SQ.M. / 52,828.2 SQ.FT.
BUILDING FOOT PRINT:	1,802 SQ.M. / 19,396.6 SQ.FT.
PROPOSED COVERAGE:	36.7%

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	1.0
PROPOSED:	0.36

DENSITY:

MINIMUM ALLOWED:	N/A
MAXIMUM ALLOWED:	N/A

VEHICULAR PARKING:

STALLS REQUIRED: 4 STALLS / 100 SQ.M. OF GFA
STALLS PROPOSED: 76 STALLS
TOTAL STALLS PROPOSED: 45 STALLS + 2 BARRIER FREE
47 STALLS

NOTE: OF THE 76 REQUIRED STALLS, 2 ARE REQUIRED TO BE BARRIER - FREE

BICYCLE PARKING:

CLASS I REQUIRED:	0 STALL
CLASS I PROPOSED:	0 STALL
CLASS II REQUIRED:	7.8 STALLS
CLASS II PROPOSED:	8 STALLS

WASTE & RECYCLING:

MINIMUM REQUIRED:	3 m ³ / 1000m ³ / WEEK 5.41 m ³ / WEEK
PROVIDED:	(2) EB500T + (1) EB130T (2) 500 m ³ + (1) 130 m ³ 11.3 m ³ / WEEK

LOADING STALL:

LOADING STALL REQUIREMENT:	1 STALL/9300 SQ.M. OF GFA 1 STALL REQUIRED
LOADING STALL PROVIDED:	1 STALL

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO



SEAL



RELEASES		
NO.	DESCRIPTION	DATE
02	ISSUED FOR DR	2026.06.22
01	ISSUED FOR DP	2026.04.14
☐	CONSTRUCTION	yyyy-mm-dd
☐	TENDER	yyyy-mm-dd
☐	BUILDING PERMIT	yyyy-mm-dd
PROJECT NAME		

MCIVOR BOULEVARD
COMMERCIAL

MUNICIPAL ADDRESS
14130 MCIVOR BLVD. SE. CALGARY, AB

LEGAL ADDRESS

L: 4 B: 66 P: 141 1640

PROJECT NO.
19.06

DRAWN	CHECKED
PF	MF

DATE	SCALE
2026-03-25	AS NOTED

DRAWING TITLE
BLOCK PLAN

DRAWING NUMBER

DP.001

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MUNICIPAL ADDRESS: 14130 MCIVOR BLVD. S.E.

MUNICIPAL ADDRESS: 14130 MCIVOR BLVD. S.E.

LEGAL DESCRIPTION: L:4, B-66, P: 141 1640

ZONING: I-E INDUSTRIAL - EDGE DISTRICT

GROSS FLOOR AREA: 1802 m² (19,396.6 ft²)

LOT AREA: 4,007.0 m² (52,828.2 ft²)

E A B: 0.36 / MAY 1 01

N.01 FUTURE PROJECT PYLON SIGN

- | | |
|-------------|--|
| N.01 | FUTURE PROJECT PYLON SIGN |
| N.02 | CLASS 2 BKE PARKING STALLS (8 STALLS)
CONCRETE FINISHED FL/DR WITH BKE RACKS
SEE DETAIL 13 ON DP.002 |
| N.03 | TYPICAL BARRIER FREE PARKING STALLS W. SIGN &
POST. SEE DETAIL 12 ON DP.002. |
| N.04 | PHASE 2 AMENITY SPACE |
| N.05 | STANDARD COMMERCIAL PARKING STALL
SYMBOL SHOWN |
| N.06 | OUTLINE OF CANOPY |
| N.07 | EMPLOYEE AREA MIN. 10sm |
| N.08 | CALGARY FIRE DEPARTMENT APPROVAL LOCKBOX |
| N.09 | EXTERIOR STROBE LIGHT |
| N.10 | FIRE DEPARTMENT CONNECTION |
| N.11 | FIRE ALARM PANEL |
| N.12 | EARTH BINS WITH 2% GRADE THROUGHOUT |
| N.13 | LOADING/ UNLOADING STALL |
| N.14 | TRANSFORMER LOCATION |
| N.15 | PROPOSED 2.40m. URW
SHOWN HATCH |

-  PROPOSED GEODETIC ELEVATION
 EXISTING GEODETIC ELEVATION
 WATER METER AREA

1. ALL SIDEWALKS, CURBS, AND DRIVEWAYS TO CONFORM TO CITY OF CALGARY STANDARDS.
2. ALL GRADES TO SLOPE AWAY FROM BUILDING AND PROPERTY TO SITE DRAINAGE SYSTEM AND OR PERIMETER SWALES.
3. REFER TO DSSP FOR FINAL DETAIL GRADING.
4. LANDSCAPING TO BE PROVIDED WITH DRIP-LINE IRRIGATION AT ALL PLANTERS AND TREE LOCATIONS.
5. ANY GROUND LEVEL MECHANICAL & ELECTRICAL EQUIPMENT TO BE SCREENED.
6. FINAL ATCO-GAS AND ENMAX-ELECTRICAL SERVICES TO BE CONFIRMED AT DSSP.

THE SEQUENCE OF PHASED OCCUPANCY DURING CONSTRUCTION SEES THE FIRE ACCESS ROUTE COMPLETED FIRST, WITH THE COMPLETION OF EACH BUILDING FOLLOWING IN NON-SEQUENTIAL ORDER.

- | | |
|------|--|
| PH.1 | COMPLETION OF THE FIRE ACCESS ROUTE, WASTE AND RECYCLING COLLECTION AREA, DRIVE AISLE, AND INTERNAL PLAZA. |
| PH.2 | FUTURE DEVELOPMENT BUILDING LAYOUT + ACCESS UNDETERMINED THIS TIME. |

RELEASES

[illegible]

☐ TENDER YYYY-MM-DD

PROJECT NAME

MCIVOR BOULEVARD
COMMERCIAL

MUNICIPAL ADDRESS
14130 MCIVOR BLVD. SE, CALGARY, AB

LEGAL ADDRESS

PROJECT NO.
19.06

DRAWN	CHECKED
PF	MF

DATE	SCALE
2026-03-25	AS NOTED

DRAWING TITLE
SITE PLAN

DRAWING NUMBER

DP.100

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2	ENTRY FLARE BLOW UP
DP.100	SCALE : 1:100

S.B. LINE OF LANDFILL TO NORTH

1 SITE PLAN
DP.100 SCALE : 1:350

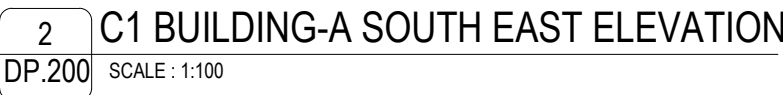
DP.100	SCALE : 1:350
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L

01	CORRUGATED METAL PANEL : BLACK
02	PRE-FINISHED METAL FLASHING
03	PRE-FINISHED METAL: BLACK
04	METAL SIDING: DARK WOOD
05	CURTAIN WALL: BLACK MULLIONS

NOTE:
SIGNAGE TO BE APPLIED FOR BY TENANTS.
BASE BUILDING TO PROVIDE POWER
SOURCE.

[illegible]

02	ISSUED FOR DR	2026.06.22
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DRAWING TITLE
BUILDING C1
PLAN & ELEVATION

DRAWING NUMBER

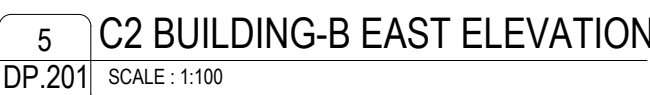
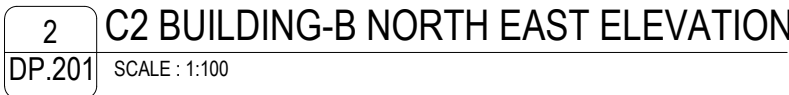
DP.101

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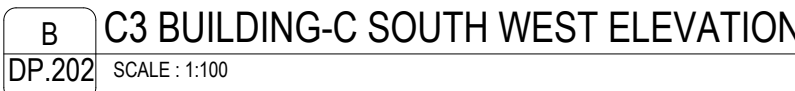




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PROJECT NAME

ICIVOR BOULEVARD
COMMERCIAL

MUNICIPAL ADDRESS
130 MCIVOR BLVD. SE, CALGARY, AB

LEGAL ADDRESS

4 B: 66 P: 141 1640

PROJECT NO. 9.06

RAWN	CHECKED
F	MF

DATE	SCALE
2026-03-25	AS NOTED

DRAWING TITLE
BUILDING C3
PLAN & ELEVATION

DRAWING NUMBER

DP.103

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