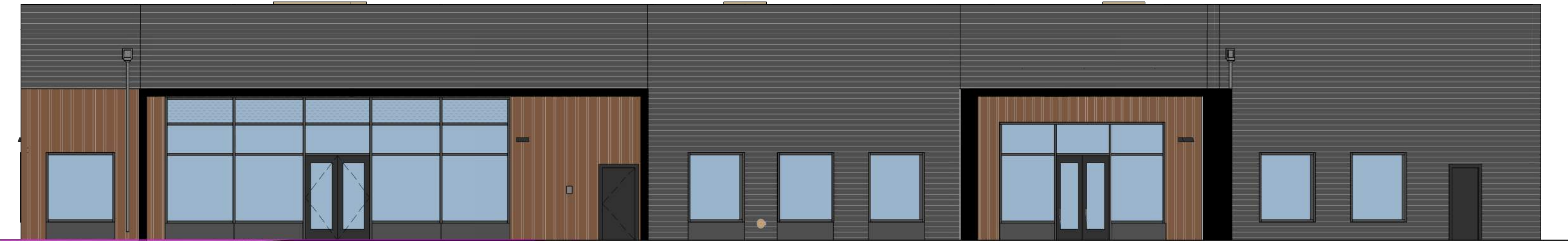


AMENDED DRAWINGS
DP No Date Received
DP2026-02387 July 28 2026
THESE DRAWINGS REFER TO THE
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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



MCIVOR BOULEVARD COMMERCIAL

ISSUED FOR DR

2026/07/13

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

LOADING STALL:

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

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO



2 PHOTO 1
DP.001 SCALE : N/A



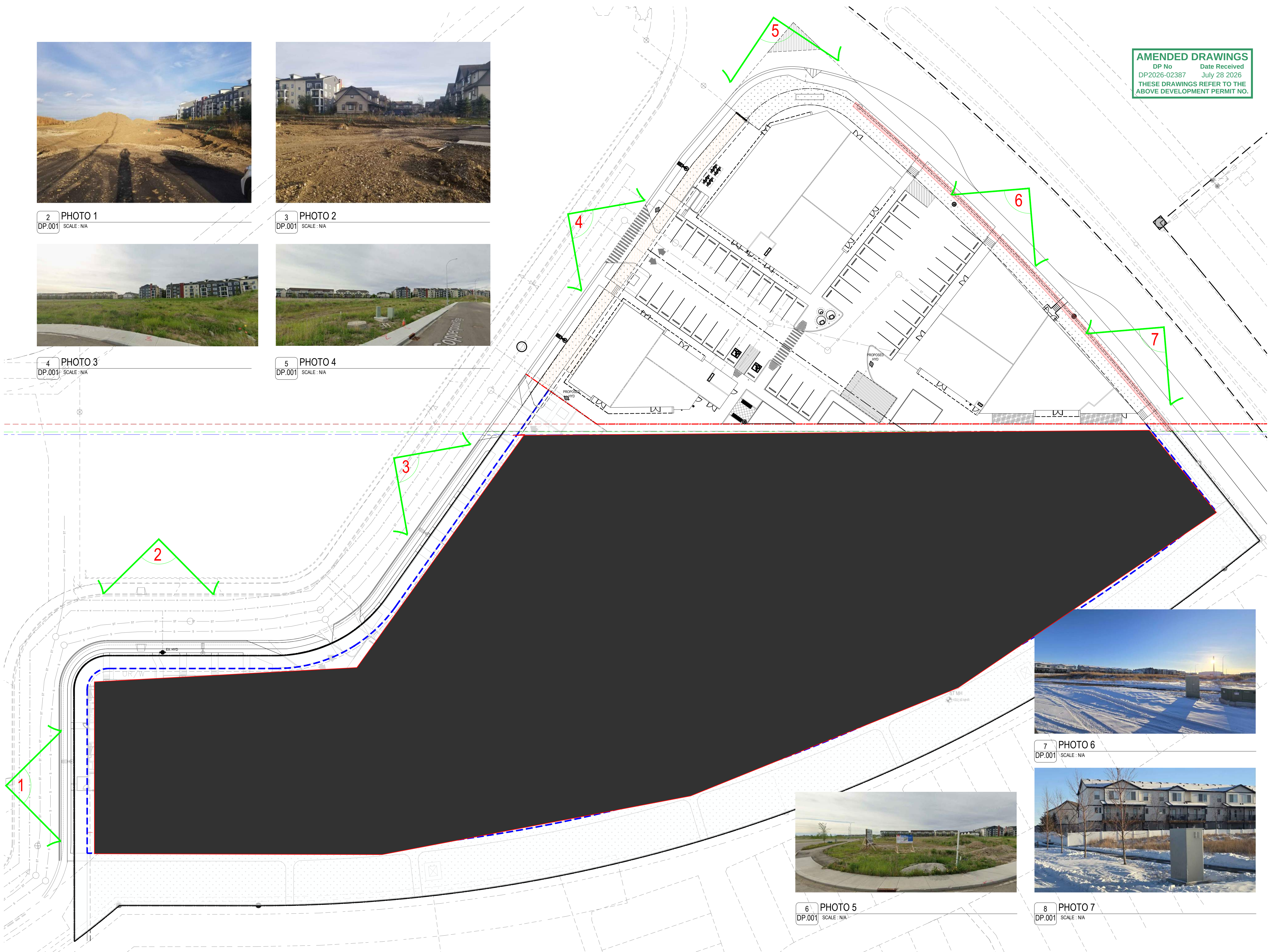
3 PHOTO 2
DP.001 SCALE : N/A



4 PHOTO 3
DP.001 SCALE : N/A



5 PHOTO 4
DP.001 SCALE : N/A



1 BLOCK PLAN
DP.001 SCALE : 1:350



6 PHOTO 5
DP.001 SCALE : N/A



7 PHOTO 6
DP.001 SCALE : N/A



8 PHOTO 7
DP.001 SCALE : N/A

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DP No DP2026-02387 Date Received July 28 2026
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SEAL

RELEASES

NO.	DESCRIPTION	DATE
02	ISSUED FOR DR	2026.07.13
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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DP2026-02387 July 28 2026
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OCCUPANCY PHASING NOTES

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

SEAL

RELEASES

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02	ISSUED FOR DR	2026.07.13
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 EARTHBIN TRUCK ACCESS PLAN		
DRAWING NUMBER		

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

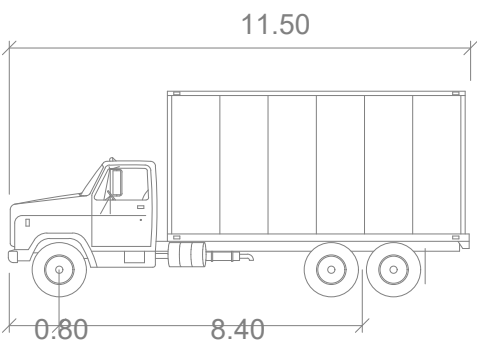
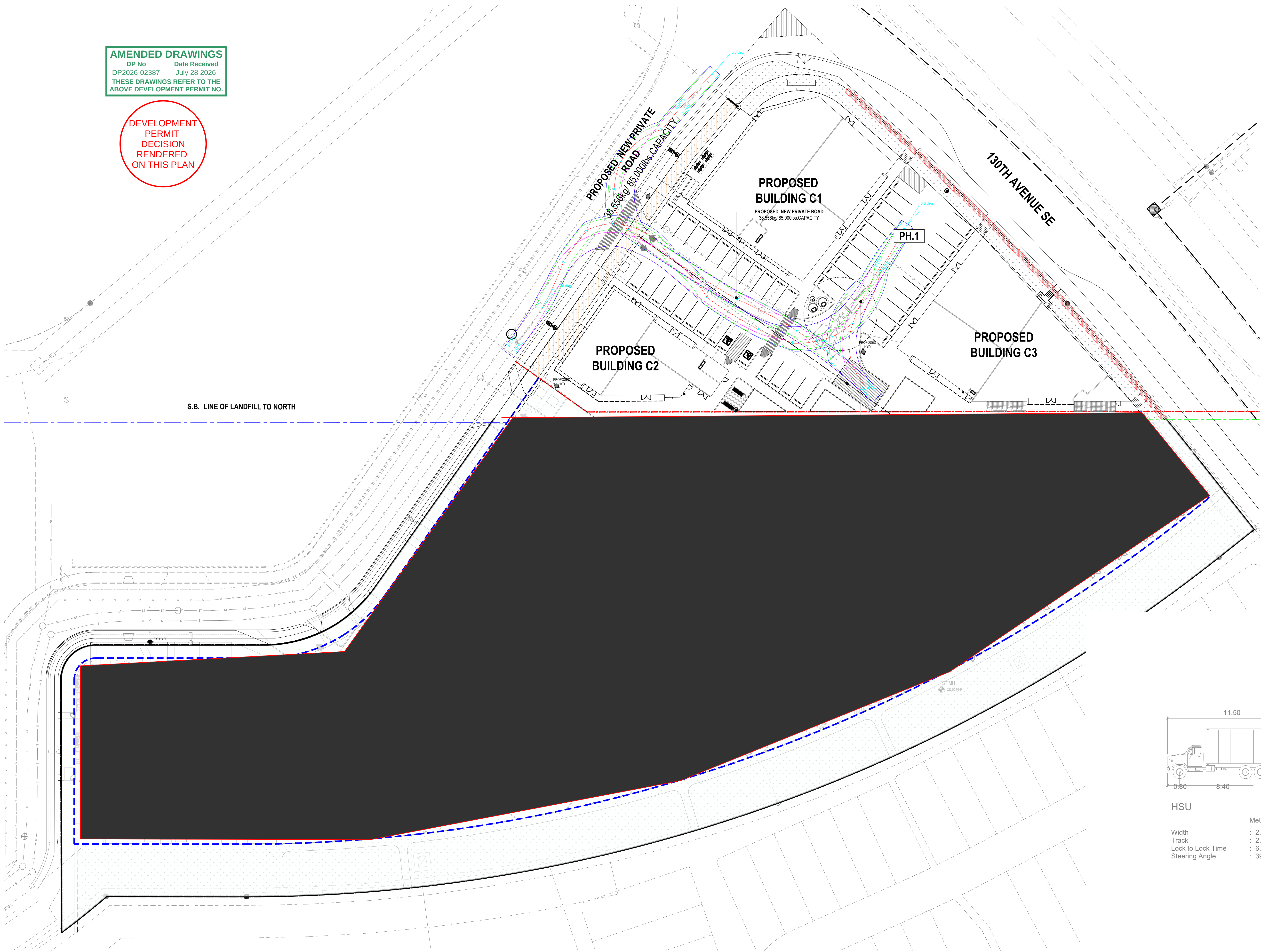
DATE SCALE
2026-03-25 AS NOTED

DRAWING TITLE
EARTHBIN TRUCK
ACCESS PLAN

DRAWING NUMBER

DP.005

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HSU

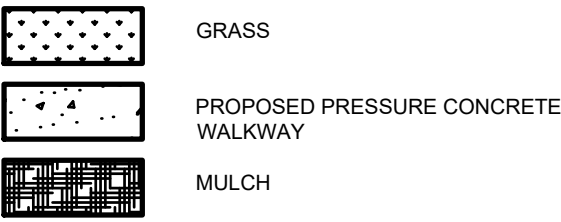
Meters

Width : 2.60
Track : 2.60
Lock to Lock Time : 6.00 s
Steering Angle : 39.70 deg

SHEET NOTES

- N.01** FUTURE PROJECT PYLON SIGN
- ALL SIDEWALKS, CURBS, AND DRIVEWAYS TO CONFORM TO CITY OF CALGARY STANDARDS.
 - ALL GRADES TO SLOPE AWAY FROM BUILDING AND PROPERTY TO SITE DRAINAGE SYSTEM AND OR PERIMETER SWALES.
 - LANDSCAPING TO BE PROVIDED WITH DRIP-LINE IRRIGATION AT ALL PLANTERS AND TREE LOCATIONS.
 - ALL PLANTING ON CITY PROPERTY TO BE PROVIDED AT EXPENSE OF OWNER.

LEGEND



LANDSCAPE STATISTICS

OVERALL SITE AREA: 4,907.9 SQ.M.
LANDSCAPE AREA IN TOTAL: 3,105.9 SQ.M.

LANDSCAPE IN SETBACK AREA: 559 SQ.M.
GENERAL LANDSCAPE AREA: 2,546.9 SQ.M.

IRRIGATION SYSTEM: LOW WATER IRRIGATION SYSTEM

LANDSCAPE IN SETBACK AREA REQUIREMENTS

SETBACK AREA SHARES WITH STREET: 559 SQ.M.

MINIMUM 1 TREE AND 2 SHRUBS EVERY 50 SQ.M. (FOR LOW WATER IRRIGATION SYSTEM)

TREE REQUIRED: 12 NOS
SHRUBS REQUIRED: 24 NOS

TREE PROVIDED: 12 NOS
SHRUB PROVIDED: 28 NOS
(REFER TO PROPOSED PLANTING (SETBACK AREA) TABLE)

PROPOSED PLANTINGS (SETBACK AREA)					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	
	<i>Prunus Pensylvanica</i>	Pin cherry	8	75mm cal.	
	<i>Picea glauca</i>	White Spruce	5	3m spread	
	<i>Caragana Pygmaea</i>	Pygmy Caragana	8	1.0m H x 1.20m S	
	<i>Physocarpus Opulifolius</i>	Eastern Ninebark	10	1.0m H x 1.0m S	
	<i>Pinus Mugo Var. Pumilio</i>	Dwarf Mugo Pine	10	1.0m H x 1.0m S	

PROPOSED PLANTINGS (SITE AREA)					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	
	<i>Prunus Pensylvanica</i>	Pin cherry	5	75mm cal.	
	<i>Physocarpus Opulifolius</i>	Eastern Ninebark	1	1.0m H x 1.0m S	
	<i>Pinus Mugo Var. Pumilio</i>	Dwarf Mugo Pine	2	1.0m H x 1.0m S	

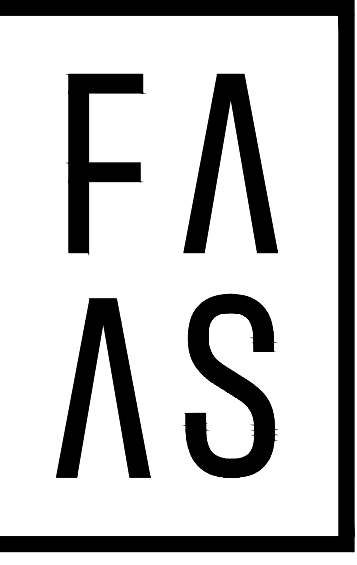
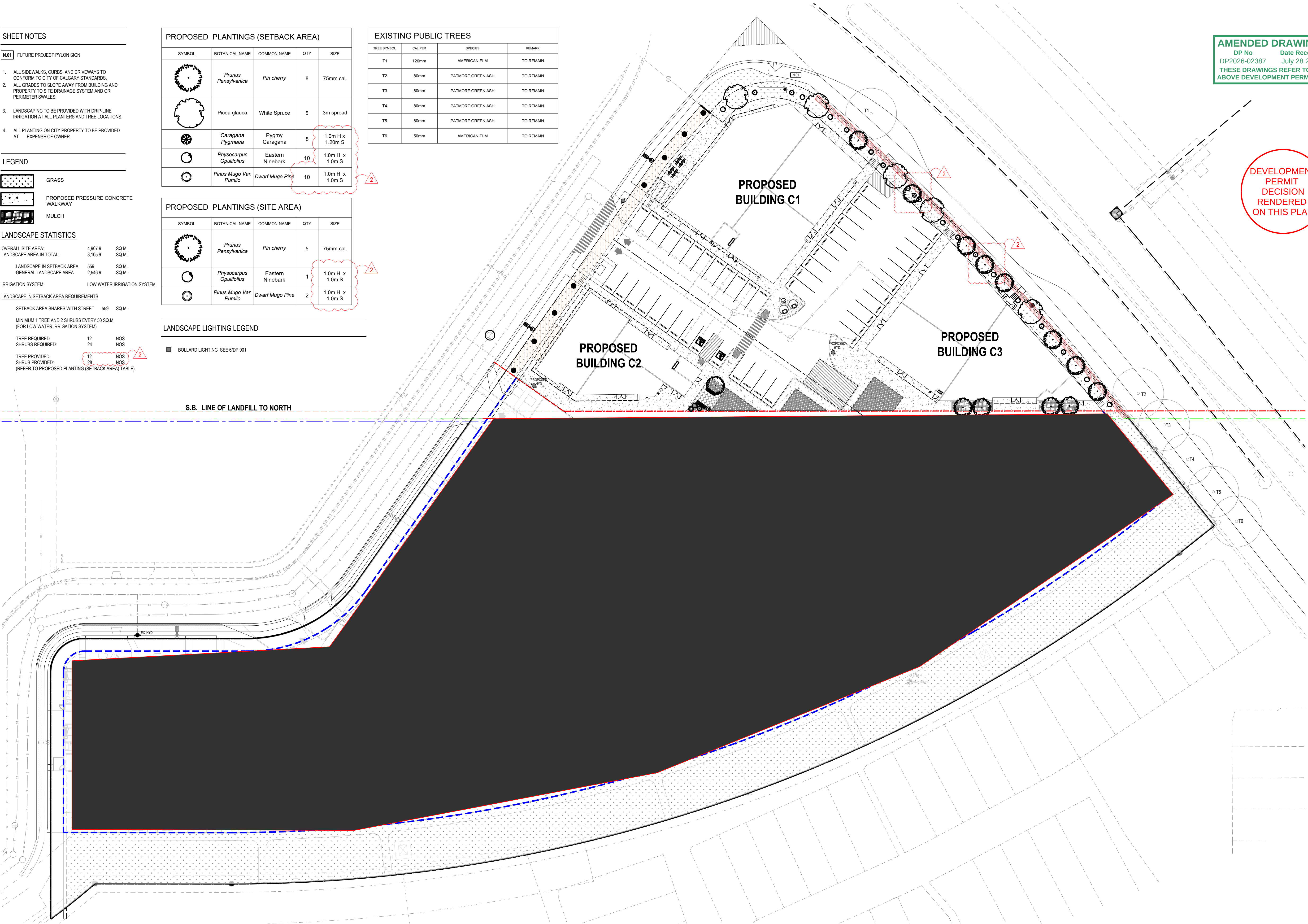
LANDSCAPE LIGHTING LEGEND

■ BOLLARD LIGHTING SEE 6/DP.001

EXISTING PUBLIC TREES			
TREE SYMBOL	CALIPER	SPECIES	REMARK
T1	120mm	AMERICAN ELM	TO REMAIN
T2	80mm	PATMORE GREEN ASH	TO REMAIN
T3	80mm	PATMORE GREEN ASH	TO REMAIN
T4	80mm	PATMORE GREEN ASH	TO REMAIN
T5	80mm	PATMORE GREEN ASH	TO REMAIN
T6	50mm	AMERICAN ELM	TO REMAIN

AMENDED DRAWINGS
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02	ISSUED FOR DR	2026.07.13
01	ISSUED FOR DP	2026.04.14

☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

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
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MF

DATE
2026-03-25

SCALE
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DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER

DP.006

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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: 4,907.9 m² (52,828.2 ft²)
F.A.R: 0.36 (MAX 1.0)

N.01	FUTURE PROJECT PAVING SIGN
N.02	CLASS 2 BIKE PARKING STALLS (8 STALLS) CONCRETE FINISHED FLOOR WITH BIKE RACKS SEE DETAIL 13 ON DP 002
N.03	TYPICAL BARRIER FOR PARKING STALLS W. SIGN & POST. SEE DETAIL 12 ON DP 002
N.04	PHASE 2 AMENITY SPACE
N.05	STANDARD COMPOUND PARKING STALL SYMBOL SHOWN
N.06	OUTLINE OF CANOPY
N.07	EMPLOYEE AREA MIN. 10sm
N.08	CALIFORNIA 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 STATION
N.14	TRANSFER LOCUTION
N.15	PROPOSED 24cm. URW SHOWN

SITE NOTES

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.

OCCUPANCY PHASING NOTES

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. |

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RELEASE:

[illegible]

02	ISSUED FOR DR	2026.07.13
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	R: 66	P: 141 1640

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

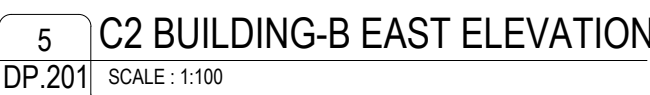
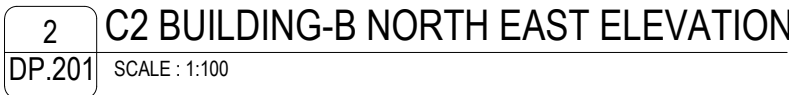
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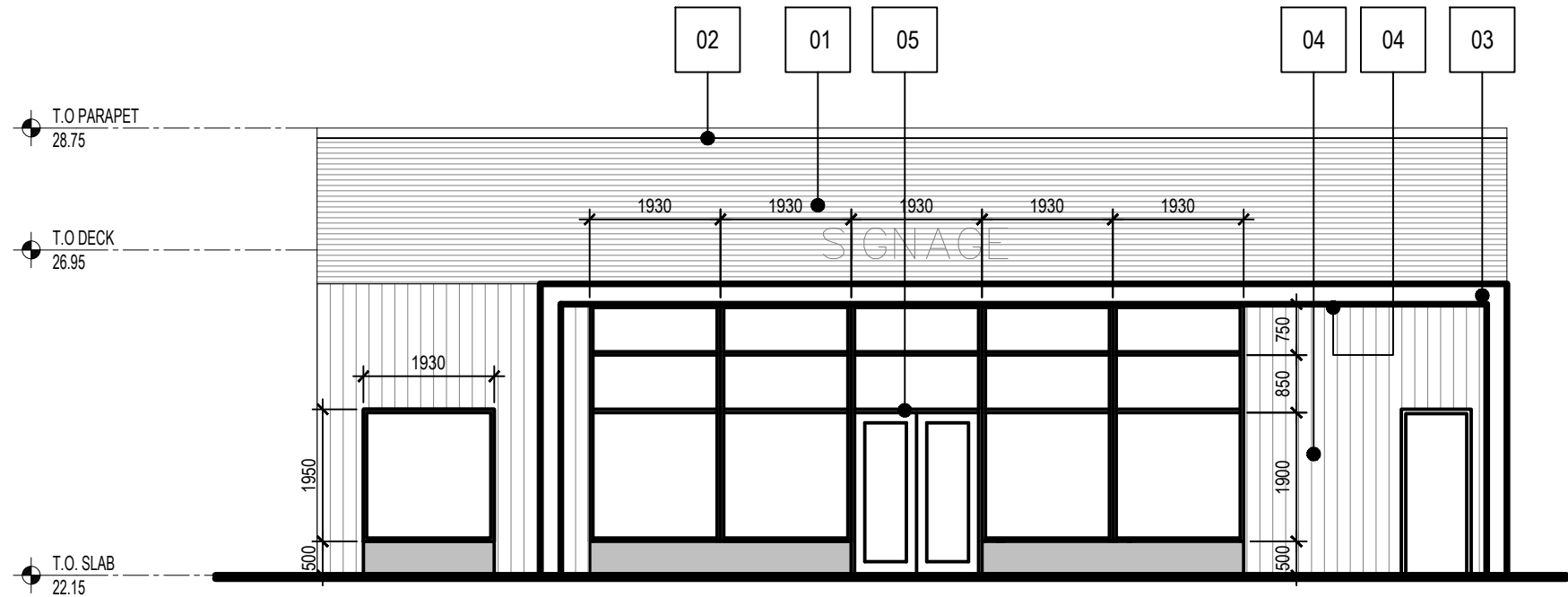


NOTE:
SIGNAGE TO BE APPLIED FOR BY TENANTS
BASE BUILDING TO PROVIDE POWER
SOURCE.

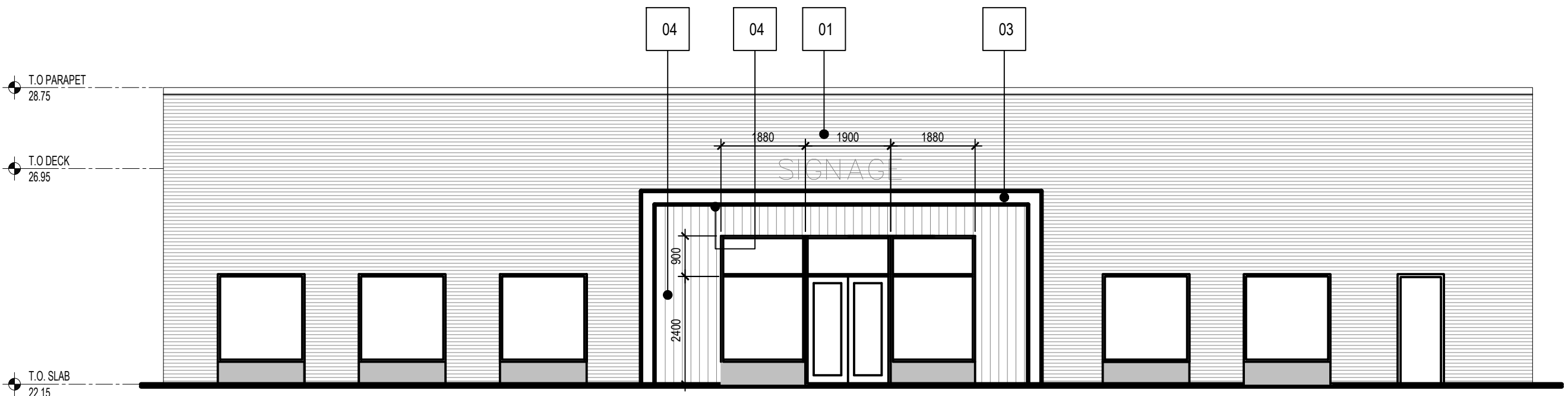
ABOVE DEVELOPMENT PERMIT NC

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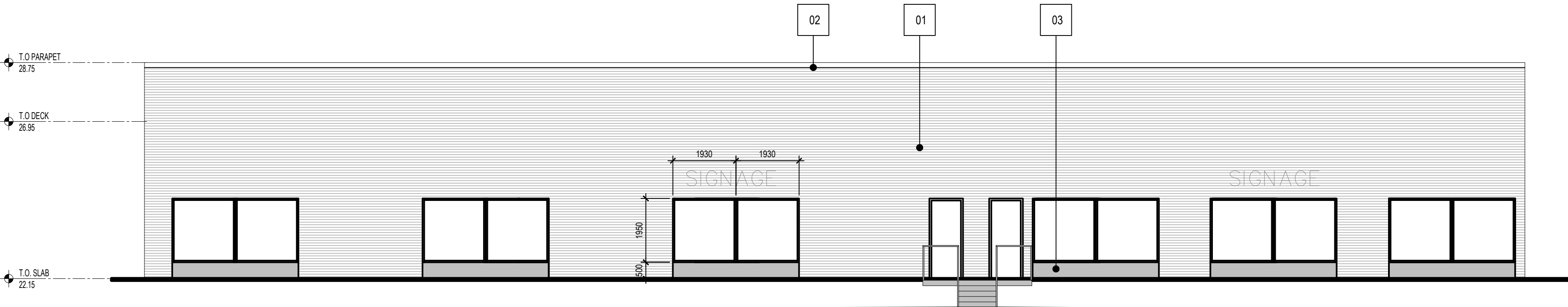




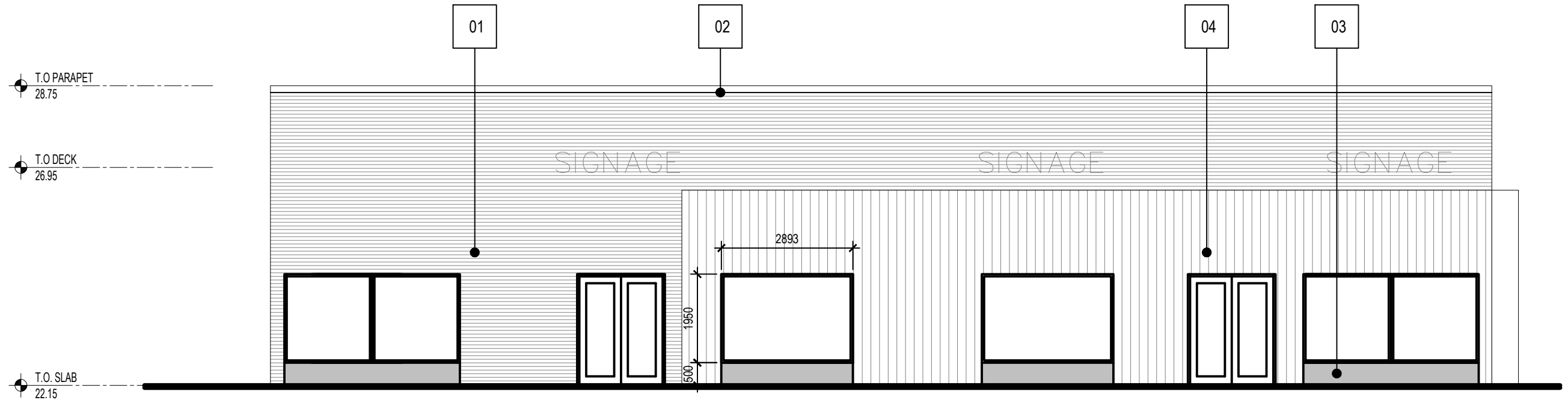
2 C3 BUILDING-C SOUTH EAST ELEVATION
DP.202 SCALE: 1:100



B C3 BUILDING-C SOUTH WEST ELEVATION
DP.202 SCALE: 1:100



4 C3 BUILDING-C NORTH WEST ELEVATION
DP.202 SCALE: 1:100



5 C3 BUILDING-C NORTH EAST ELEVATION
DP.202 SCALE: 1:100

MATERIAL LEGEND

- 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.

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Lot 1PUL
Block 66
Plan 141 2003

Lot 1PUL
Block 66
Plan 141 2003

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