

ING BUSINESS CENTER

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Address : 5225 94 Ave SE
Legal : Block 5
Lot 2
Plan 1010606

OWNER: ING DEVELOPMENTS 2009 LTD
3287 100 St SE
Calgary, AB T1X 0L4
403-540-6161
billing.ingdev@gmail.com

DP2026-02584

REVISIONS

	Aug 14, 2026
2) Response to Sept 10	Sept 28, 2026

A-00 TITLE PAGE AND CONTENTS
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Scale 1:400

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EXISTING BUILDING TO BE DEMOLISHED
AND REPLACED WITH PROPOSED BUILDING "C"
BUILDING "B" UNDER CONSTRUCTION MAIN FLOOR ± 22,608 SQ FT
PROPOSED BUILDING "C" MAIN FLOOR = 29,797 SQ FT

BUILDINGS ARE SPRINKLERED

BUILDING TO CONFORM TO 3.2.2.76

COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION.
OCCUPANCY: F2
FLOOR ASSEMBLIES TO BE 45 MIN. RATED FIRE SEPARATIONS.
MEZZANINE TO HAVE 45 MIN. RATING IF COMBUSTIBLE.
9 INDUSTRIAL BAYS, EACH 2 HR RATED

3.4.2.5.(1)(F): MAX. 30M TRAVEL DISTANCE TO EXIT.

LOADBEARING WALLS, COLUMNS & ARCHES SUPPORTING A RATED

LOADBEARING MEMBERS SUPPORTING RATED FIRE SEPARATION TO

ALL CONCRETE SIDEWALKS WILL ALL BE RAISED 150mm ABOVE THE ASPHALT PARKING EXCEPT AT THE OVERHEAD DOOR ENTRANCES WHERE THEY WILL BE RAMPED

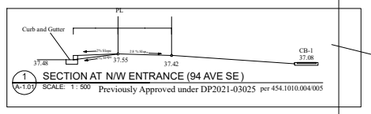
ALL ASPHALT SHALL BE HEAVY DUTY EXCEPT WHERE NOTED

Fire access route, fire apparatus setup areas, and outrigger support zones are designed to support a 38,556 kg / 85,000 lb and an NFPA 1901 point load of 517 kPa (75 psi) over a 2 ft × 2 ft area.
Minimum overhead clearance along the fire access route: 5.0 m.

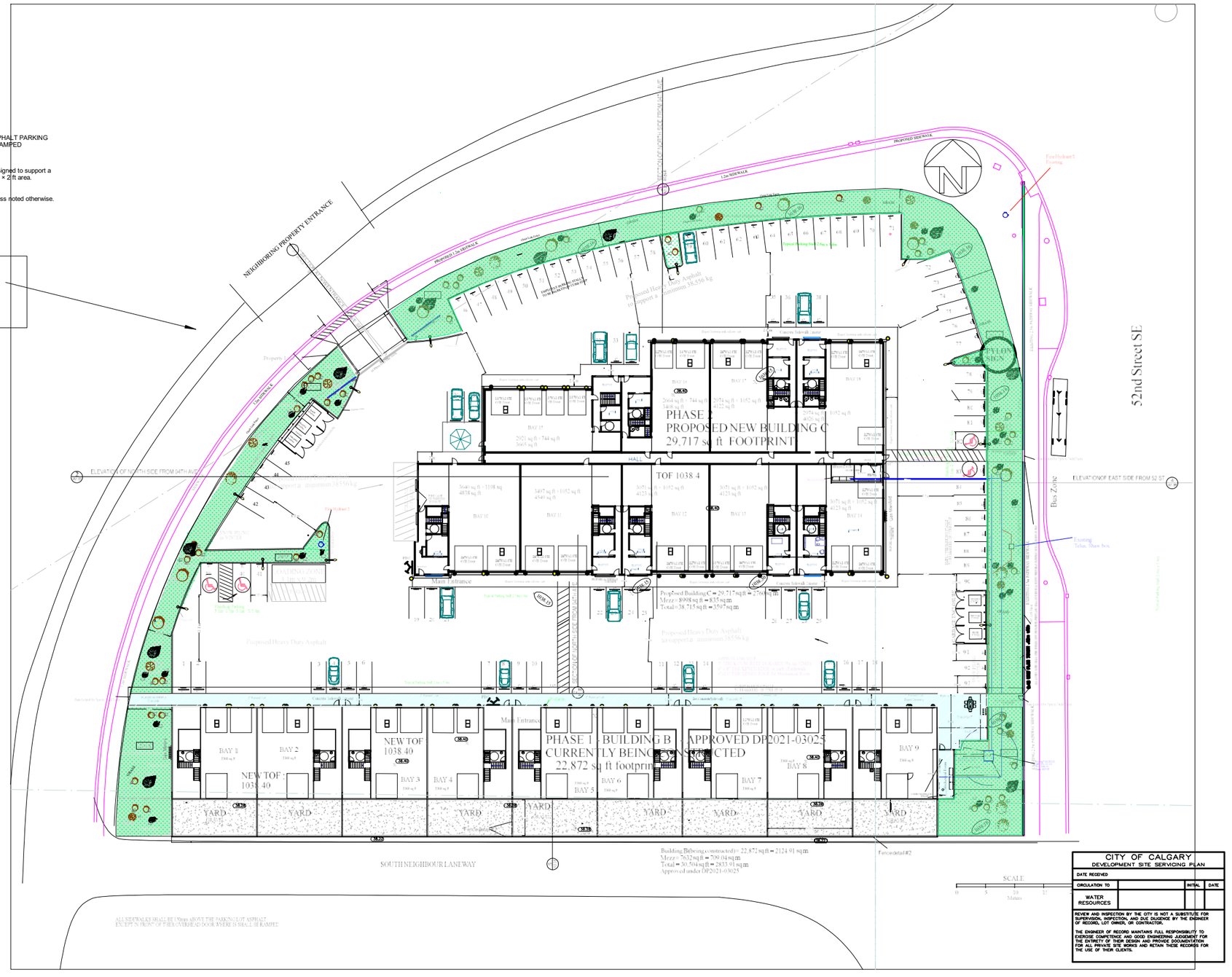
All sidewalks adjacent to parking areas raised 150 mm above parking surface unless noted otherwise.
All parking areas are asphalt unless otherwise noted

There are ROW on the east side of the property

URW PLAN 731011



1 A-1.07 SECTION AT N/W ENTRANCE (94 AVE SE)
SCALE: 1: 500 Previously Approved under DP2021-03025 per 454.1010.004/005



Grass
Gravel
Landscape Area
Accessible Parking

Scale 1:600

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

DP2026-02584

NOTES

1. ALL COORDINATES SHOWN ARE IN 3TM NAD 83 DATUM REFERENCE MERIDIAN 114°.
2. ALL ELEVATIONS, DIMENSIONS AND COORDINATES ARE IN METRES AND DECIMALS UNLESS NOTED OTHERWISE.
3. GEODETIC ELEVATIONS SHOWN MINUS 1000.
4. EXISTING SURVEY DATA FROM ALPHA GEOMATICS FILE 20–015. PERFORMED BETWEEN APRIL 29TH AND MAY 4TH, 2020.

LEGEND

EXISTING UTILITIES

- PROPERTY LINE (1.45ha)
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- EXISTING MANHOLE

PROPOSED UTILITIES

- PROPERTY LINE (1.45ha)
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- EXISTING FENCE
- CATCHMENT AREA
- PROPOSED RETAINING WALL
- ST 250 PVC — STORM SEWER, PIPE SIZE AND TYPE
- S 250 PVC — SANITARY SEWER, PIPE SIZE AND TYPE
- W 150 PVC — WATER, PIPE SIZE AND TYPE
- TOF — TOP OF FLOOR
- LOG — LIP OF GUTTER
- BOC — BACK OF CURB
- GRATED TOP CATCH BASIN/MANHOLE (TYPE 5
- MANHOLE (TYPE 5A)
- HYDRANT C/W VALVE
- WATER VALVE
- WATER METER
- 1 — CATCHMENT NUMBER
- 1111 — CATCHMENT AREA CUBIC METRES
- 100 — CATCHMENT TRAP LOW VOLUME
- FG EL 37.10 — PROPOSED FINISHED GRADE

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2009 LTD.

5225 94 AVENUE SE CALGARY, ALBERTA

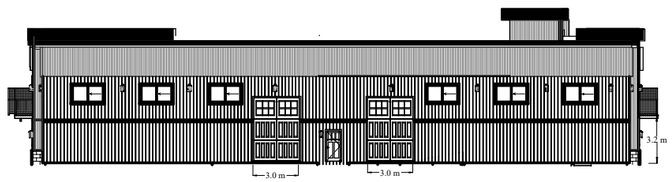
DEVELOPMENT SITE SERVICING PLAN
SITE SERVICING
PLAN

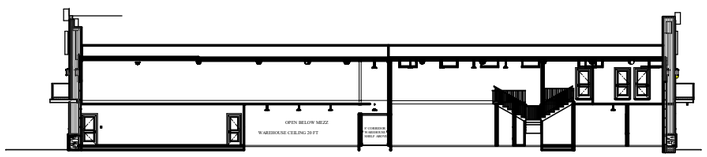
A-01 PHASE 2
SITE PLAN

REV.
A









SCALE

0 5 10 15

Meters

BAY SIGNAGE

BACKLIT LED SIGN BOX
10 ft x 4 ft
6m height to bottom

BACKLIT LED SIGN BOX
13 ft x 5 ft
6m height to bottom

EXTERIOR LIGHTING

LED WALLPACK, 100W
13,000 Lumens,
downward facing
5m height
over front Overhead doors

WINDOW & DOOR SCHEDULE BLDG 2

D1	5- Aluminum/glass 3'x7' doors
D2	5- Steel Commercial 3'x7' doors
D3	5- Steel 6 Panel 3'x6'8" doors
W1	5- Aluminum 5' x 3' Windows
W2	4 - Aluminum 6' x 3' Windows
W3	10 - Vinyl Sliding 5' x 3' Windows
O1	16 - 12'x14' Overhead doors with windows

EXTERIOR FINISHES

PREFINISHED METAL SIDING
RED - 24 gauge

STONE TILE
VINEER

PREFINISHED METAL SIDING
GREY - 26 gauge

GALVANIZED METAL ROOF
SILVER - 29 gauge

SCALE

0 5 10 15

Meters

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A-02a ELEVATIONS





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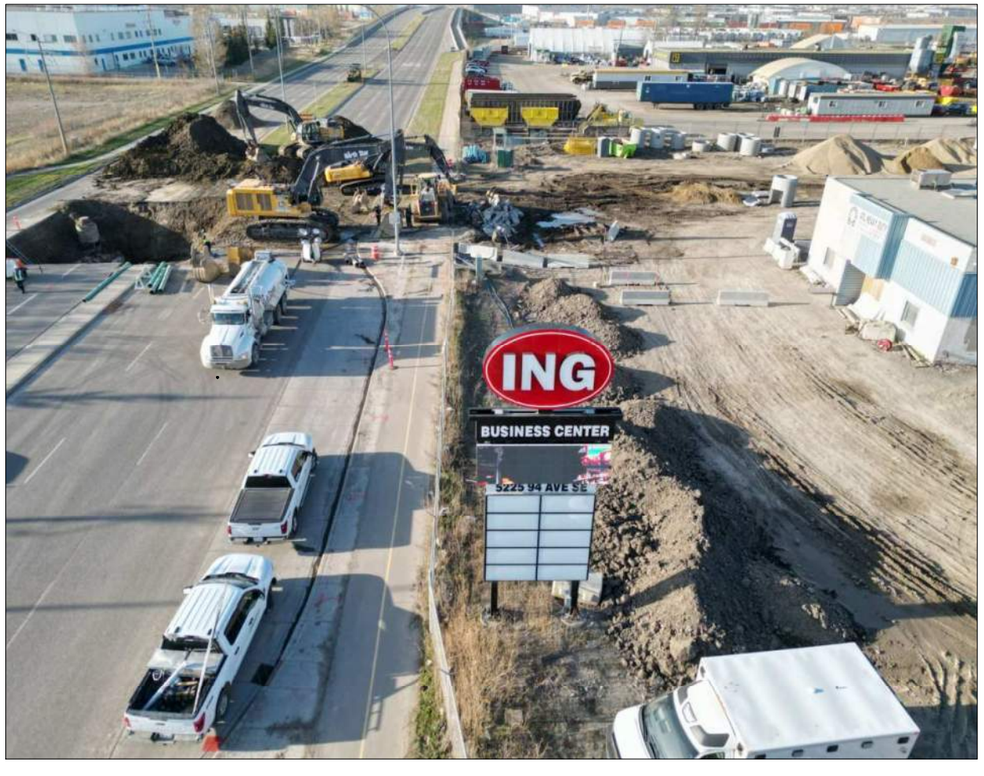
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A-02b ELEVATIONS COLOR









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A-04 EXISTING BUILDING

Existing Building
to be Removed

PHASE 2
PROPOSED NEW BUILDING C
29,717 sq ft FOOTPRINT

PHASE 1 - BUILDING B - APPROVED DP2021-03025
CURRENTLY BEING CONSTRUCTED
22,872 sq ft footprint

Proposed Building C = 29,717 sq ft = 2760 sq m
Mezz= 8998 sq ft = 835 sq m
Total =38,715 sq ft = 3597 sq m

Building B (being constructed)= 22,872 sq ft = 2124.91 sq m
Mezz= 7632 sq ft = 709.04 sq m
Total = 30,504 sq ft = 2833.91 sq m
Approved under DP2021-03025

TOF 1038.4

NEW TOF : 1038.40

Proposed Heavy Duty Asphalt
to support a minimum 38556 kg

SECTION OF NORTH SIDE FROM 94TH AVE

ELEVATION OF NORTH SIDE FROM 94TH AVE

ELEVATION OF EAST SIDE FROM 52 ST

52nd Street SE

SOUTH NEIGHBOUR LANEWAY

NEIGHBORING PROPERTY ENTRANCE

SECTION AT NEW ENTRANCE - EXIT SIGN

Property Line

PROPOSED SIDEWALK

1.2m SIDEWALK

PROPOSED 1.5m SIDEWALK

EXISTING 2.5m PATHWAY SIDEWALK

Fire Hydrant 1
Existing

Fire Hydrant 2

Existing
Telus, Shaw box

Bus Zone

PYLON SIGN

GARBAGE ENCLOSURE

LOADING ZONE
3.1m x 9.2m

Handicap Parking
3.1m+1.5m=3.1m X 5.4m

Typical Parking Stall 2.6m x 5.4m

Typical Parking Stall 2.4m x 5.4m

EMPLOYEE PARKING STALLS
TO BE MARKED ON CURB STOP

CURRENT PARKING STALLS
TO BE MARKED ON CURB STOP

Main Entrance

Concrete Sidewalk 2 meter

Gate locked for 7pm to 7AM Daily

Gate Motors

Gate Manifold

FDC

Pollards

Fence detail #2

Low water irrigation system

SNOW PILING
in WINTER

Mechanical Room

Existing Transformer
Existing Telus
Existing Shaw

SCALE
0 5 10 15 20

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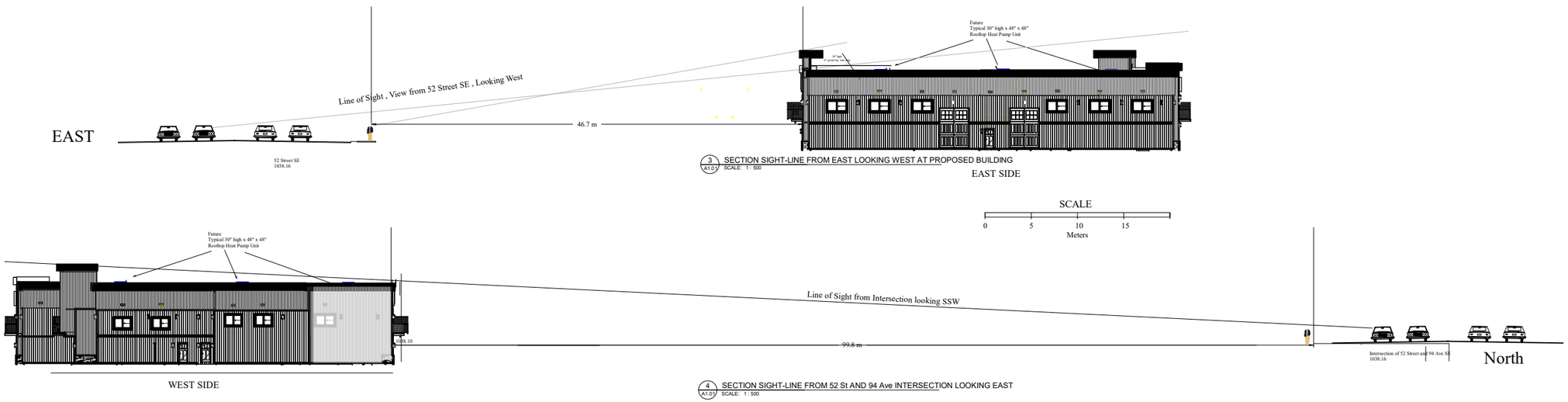
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Scale 1:600

A-05 EXISTING BUILDING REMOVAL



3 A1.01 SECTION SIGHT-LINE FROM EAST LOOKING WEST AT PROPOSED BUILDING
SCALE: 1 : 500

4 A1.01 SECTION SIGHT-LINE FROM 52 St AND 94 Ave INTERSECTION LOOKING EAST
SCALE: 1 : 500



THIS ELEVATION DEMONSTRATE DUE TO THE PARAPET HEIGHT, NONE OF THE MECHANICAL UNITS WILL BE VISIBLE FROM 52 STREET OR 94 AVE

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A-06 VISUAL PATH ELEVATIONS

3 LANDSCAPING ANALYSIS & SCHEDULE - PROPOSED MATERIAL

Coniferous Trees			
Label	Key	Species	Qty
C1		New White Spruce *Picea pungens* 50% height 2.0m 50% height 3.0m	10
No. Coniferous Trees Required			10
No. Coniferous Trees Provided			10
Deciduous Trees			
D1		New Swedish Columnar Asper *Populus tremula 'Erecta'* 50%-60 mm, 50%-75mm caliper	7
D2		American Elm 50%-60 mm, 50%-75mm caliper	6
D3		Green Ash 50%-60 mm, 50%-75mm caliper	5
D4		Burcam 50%-60 mm, 50%-75mm caliper	6
Deciduous trees must have a minimum caliper of 45mm at time of planting.			
No. Deciduous Trees Required			24
No. Deciduous Trees Provided			24

Coniferous Shrubs			
c2		New Blue Globe Spruce *Picea pungens 'Globosa'* 0.9/1m h, 1.22m spread	28
No. Coniferous Shrubs Required			28
No. Coniferous Shrubs Provided			28
Deciduous Shrubs			
d2		New Goldflame Spirea *Spiraea x bumalda 'Goldflame'* 0.75m h, 1m spread	42
No. Deciduous Shrubs Required			42
No. Deciduous Shrubs Provided			42
Grassed / Garden Areas			
GG		Maintained Grassed Area Urban Mix B Air or Hydro seed Installation	1941.28 sq m

ALONG 94 AVE SE

SECTION OF NORTH SIDE FROM 94TH AVE

NEIGHBORING PROPERTY ENTRANCE

SECTION AT NEW ENTRANCE FROM 94 AVE SE

4.0 m REQUIRED SOFTSURFACED LANDSCAPED SETBACK - PARKING LOCATED OUTSIDE REQUIRED SETBACK

PROPOSED SIDEWALK

1.2m SIDEWALK

Fire Hydrant 1 Existing

Property Line

PROPOSED 1.2m SIDEWALK

Typical Parking Stall 2.6m x 5.6m

EMPLOYEE PARKING STALLS TO BE MARKED ON CURB STOP

Proposed Heavy Duty Asphalt to support a minimum 38,556 kg

PYLON SIGN

EXISTING 2.5m PATHWAY SIDEWALK

52nd Street SE

ELEVATION OF NORTH SIDE FROM 94TH AVE

ELEVATION OF EAST SIDE FROM 52 ST

Proposed Heavy Duty Asphalt to support a minimum 38556 kg

Fire Hydrant 2

SNOW PILING in WINTER

LOADING ZONE 3.1m x 9.2m

Handicap Parking 3.1m+1.5m=3.1m X 5.4m

Proposed Heavy Duty Asphalt

1.2m SIDEWALK

Gate locked for 7pm to 7AM Daily

Low water irrigation system

Gas Meters

Bus Zone

Existing Telus, Shaw box

Typical Parking Stall 2.6m x 5.6m

GARBAGE EXCLOSURE

Sprinkler Room

Sketch of Room

Existing Transformer Building service Shaw, Telus and ATCO

EXISTING 2.5m PATHWAY SIDEWALK

Gate locked for 7pm to 7AM Daily

Concrete Sidewalk 2 meter

Sloped Driveway with rollover curb

2" Ramped Curb

7m+ Concrete Sidewalk

Concrete 5"

Bollards

Fence detail #2

PHASE 2
PROPOSED NEW BUILDING C
29,717 sq ft FOOTPRINT

BAY 15: 2921 sq ft +744 sq ft = 3665 sq ft
BAY 16: 2664 sq ft + 744 sq ft = 3408 sq ft
BAY 17: 2974 sq ft + 1052 sq ft = 4122 sq ft
BAY 18: 2974 sq ft + 1052 sq ft = 4026 sq ft
BAY 10: 3640 sq ft +1198 sq = 4838 sq ft
BAY 11: 3497 sq ft +1052 sq ft = 4549 sq ft
BAY 12: 3071 sq ft + 1052 sq ft = 4123 sq ft
BAY 13: 3071 sq ft + 1052 sq ft = 4123 sq ft
BAY 14: 3071 sq ft + 1052 sq ft = 4123 sq ft

HALL

TOF 1038.4

Propised Building C = 29,717 sq ft = 2760 sq m
Mezz= 8998 sq ft = 835 sq m
Total =38,715 sq ft = 3597 sq m

APPROX 4380 SQ ft
5" THICK CONCRETE DURAMIX 5% Air 32MPA
8" x 8" THICKENED EDGE on curb of sidewalk
8"x16" THICKENED EDGE for Mechanical Room

CURBT PARKING STALLS TO BE MARKED ON CURB STOP

PHASE 1 - BUILDING B - APPROVED DP2021-03025
CURRENTLY BEING CONSTRUCTED
22,872 sq ft footprint

BAY 1: 3368 sq ft
BAY 2: 3368 sq ft
BAY 3: 3368 sq ft
BAY 4: 3368 sq ft
BAY 5: 3368 sq ft
BAY 6: 3368 sq ft
BAY 7: 3368 sq ft
BAY 8: 3368 sq ft
BAY 9: 3368 sq ft

NEW TOF : 1038.40

YARD GRAVEL

Building B (being constructed)= 22,872 sq ft = 2124.91 sq m
Mezz= 7632 sq ft = 709.04 sq m
Total = 30,504 sq ft = 2833.91 sq m
Approved under DP2021-03025

SOUTH NEIGHBOUR LANEWAY

ALL SIDEWALKS SHALL BE 150mm ABOVE THE PARKING LOT ASPHALT
EXCEPT IN FRONT OF THER OVERHEAD DOOR WHERE IS SHALL BE RAMPED

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0 5 10 15 20
Meters

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A-10 LANDSCAPING