



1 | Site Plan - Existing
1 : 500

EXISTING MAIN FLOOR AREA: 14,795.10 SQ/FT
EXISTING SECOND FLOOR AREA: 4,383.5 SQ/FT
EXISTING TOTAL FLOOR AREA: 19,178.60 SQ/FT

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- URW LINE
- NATIVE GRASS
- LIMESTONE LANDSCAPE GRAVEL
- ASPHALT
- SIDEWALK/PAD CAST-IN-PLACE
- LANDSCAPE MULCH
- PAVER PAD
- SITE LIGHT
 - D-SERIES SIZE 1
 - LED AREA LUMINAIRE
 - MAX WATTAGE = 142 W
- PEDESTRIAN PATH PAINTED LINES
- FIRE TRUCK ACCESS
- RECYCLING + GARBAGE SORTING AREA
 - MATERIALS FOR RECYCLING INCLUDE:
WOOD, PLASTICS, CARDBOARD.
- STORM WATER
- WATER MAIN
- SANITARY SEWER
- ENMAX ELECTRICAL LINE
- ATCO GAS LINE
- WATER METER
- GAS METER
- ELECTRICAL PANEL
- FIRE HYDRANT
- PATH OF TRAVEL
- SIDEWALK ACCESSIBLE SLOPE

GENERAL NOTES:

A1. AMENITY PICNIC TABLE

SITE INFORMATION:

LOT: 16
BLOCK: 13
PLAN: 0811334

LOT: 23
BLOCK: RW
PLAN: RY32

CIVIC ADDRESS:

4700 102 AVE SE

AREA:

31,141.30 m²

ZONING: I-G INDUSTRIAL GENERAL

FAR: 1.0

BUILDING AREA:

EXISTING FOOTPRINT: 1,374.50 m²
PROPOSED FOOTPRINT: 1,374.50 m²

EXISTING GFA: 1,781.75 m²
PROPOSED GFA: 1,781.75 m²

PROPOSED FAR: 0.04

MAX BUILDING HEIGHT: 18.0 m

SETBACKS:

FRONT: 6.0 m
REAR: 1.2 m
SIDE: 1.2 m

LANDSCAPING IN SETBACK AREAS

Where a setback area shares a property line with a street, the setback area must:
Be a soft surfaced landscaped area; and provide a minimum of 1.0 trees and 2.0 shrubs:
i. for every 35.0 square metres; or
ii. for every 50.0 square metres, where irrigation is provided by a low water irrigation system.

PARKING REQUIREMENTS:

GROUP A - LIGHT INDUSTRIAL
1 STALL / 100 m² GFA

MIN PARKING REQUIRED = 6 STALLS

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwkerk@s-iad.com
P: 403-308-4342

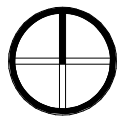
EXPERIENCE CHURCH
4700 102 Ave SE

DRAWING TITLE: Site Plan - Existing
DATE: 2026 05 14

NOTE: This design is the property of S-IAD & is not to be used in any manner without written approval from S-IAD.

ISSUE FOR: Change of Use - DP

SHEET A1.0
REVISION



#	Description	Date
Revision Schedule		

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

- 3' - 0"

GRID DIMENSIONS
- 3' - 0"

INTERIOR ROOM DIMENSIONS
- 3' - 0"

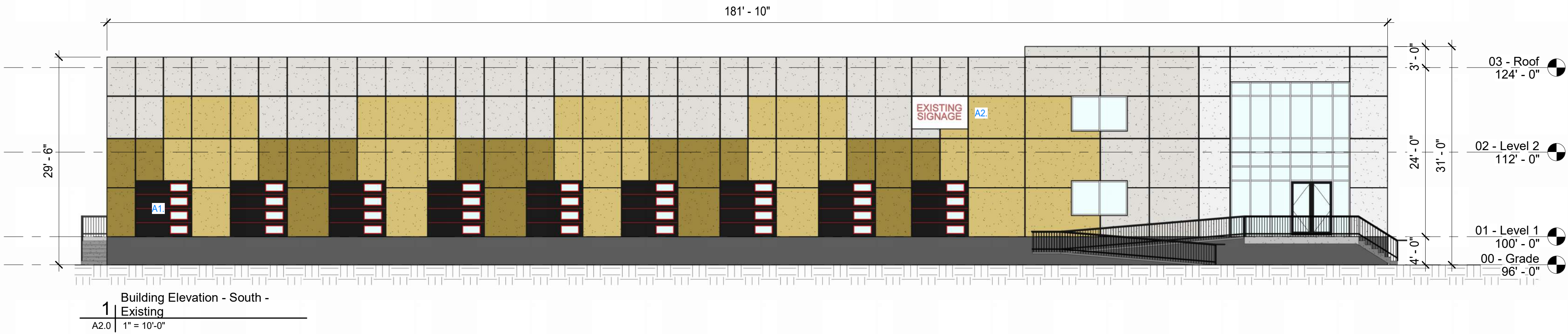
MILLWORK DIMENSIONS
- 3' - 0"

WINDOW/DOOR DIMENSIONS
- 3' - 0"

MATERIAL DIMENSIONS

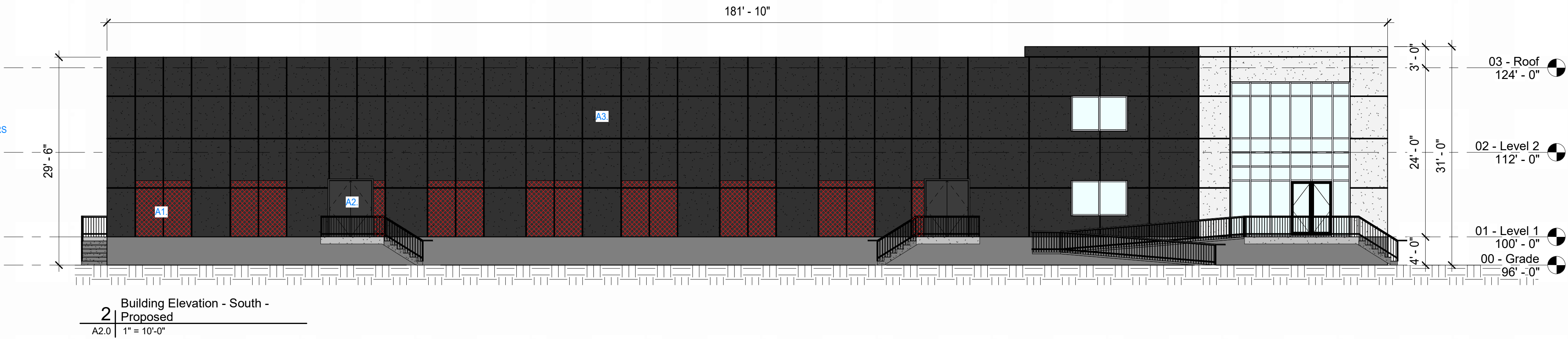
ELEVATION NOTES:

- A1. OVERHEAD DOORS TO BE REMOVED
- A2. EXISTING SIGNAGE TO BE REMOVED



ELEVATION NOTES:

- A1. INFILL WALL AREAS
- A2. INSTALL NEW EXTERIOR DOORS + STAIRS
- A3. PAINT WALL BLACK



S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwkerk@s-iad.com
P: 403-306-4342

EXPERIENCE CHURCH
4700 102 Ave SE

DRAWING TITLE:

Building
Elevations -
South

DATE:

2026 05 14

NOTE: This design is the property of S-IAD & is not to be used in any manner without written approval from S-IAD.

ISSUE FOR:

Change of Use - DP

SHEET

A3.1

REVISION

#	Description	Date
Revision Schedule		

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

- 3' - 0"

GRID DIMESIONS
- 3' - 0"

INTERIOR ROOM DIMENSIONS
- 3' - 0"

MILLWORK DIMENSIONS
- 3' - 0"

WINDOW/DOOR DIMENSIONS
- 3' - 0"

MATERIAL DIMENSIONS

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwerkerk@s-iad.com
P: 403-306-4342

EXPERIENCE CHURCH
4700 102 Ave SE

DRAWING TITLE:
Building Elevations - North

DATE:
2026 05 14

NOTE: This design is the property of S-IAD & is not to be used in any manner without written approval from S-IAD.

ISSUE FOR:
Change of Use - DP

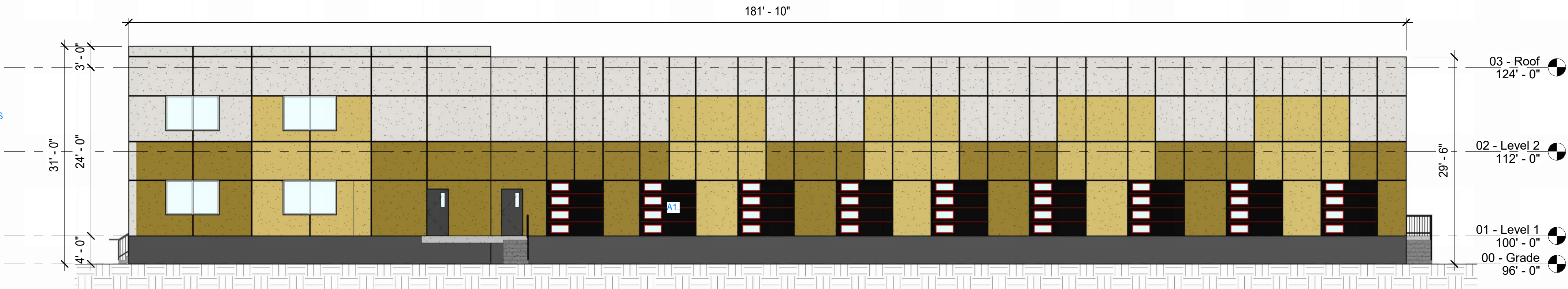
SHEET
A3.2

REVISION

#	Description	Date
Revision Schedule		

ELEVATION NOTES:

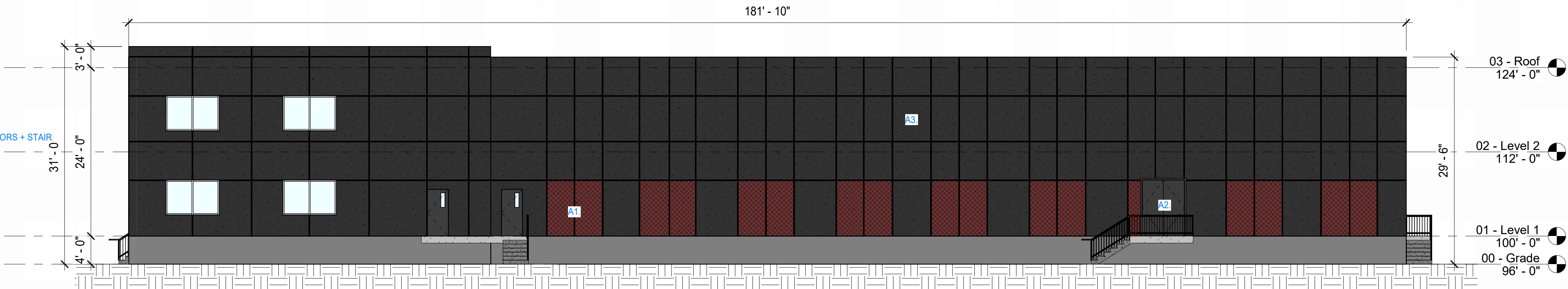
- A1. REMOVE OVERHEAD DOORS



1 Building Elevation - North - Existing
A2.0 | 1" = 10'-0"

ELEVATION NOTES:

- A1. INFILL WALL AREA
A2. INSTALL NEW EXTERIOR DOORS + STAIR
A3. PAINT WALL BLACK



2 Building Elevation - North - Proposed
A2.0 | 1" = 10'-0"

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

- 3' - 0"

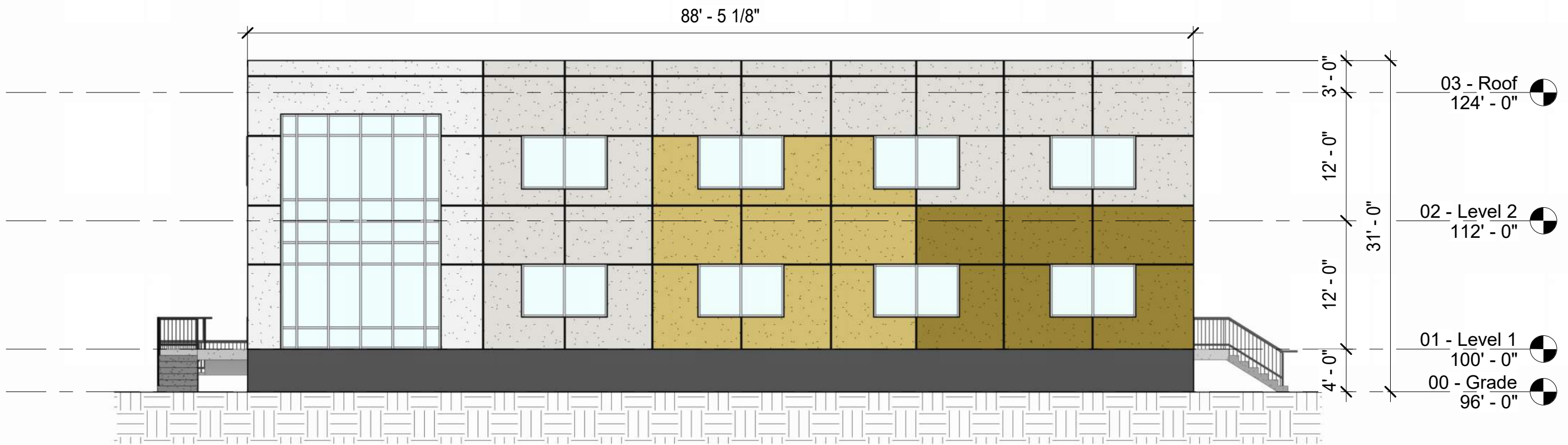
GRID DIMESIONS
- 3' - 0"

INTERIOR ROOM DIMENSIONS
- 3' - 0"

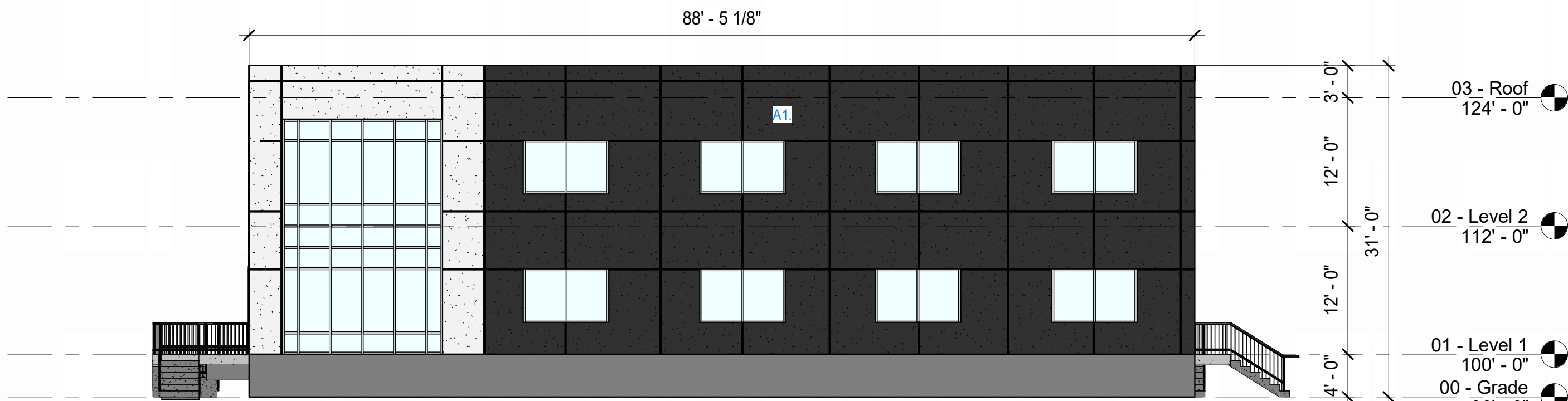
MILLWORK DIMENSIONS
- 3' - 0"

WINDOW/DOOR DIMENSIONS
- 3' - 0"

MATERIAL DIMENSIONS



1 Building Elevation - East - Existing
A2.0 1" = 10'-0"



2 Building Elevation - East - Proposed
A2.0 1" = 10'-0"

ELEVATION NOTES:
A1. PAINT WALL BLACK

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwerkerk@s-iad.com
P: 403-306-4342

EXPERIENCE CHURCH
4700 102 Ave SE

DRAWING TITLE:
Building Elevations - East

DATE:
2026 05 14

NOTE: This design is the property of S-IAD & is not to be used in any manner without written approval from S-IAD.

ISSUE FOR:
Change of Use - DP

SHEET

A3.3

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

- 3' - 0"

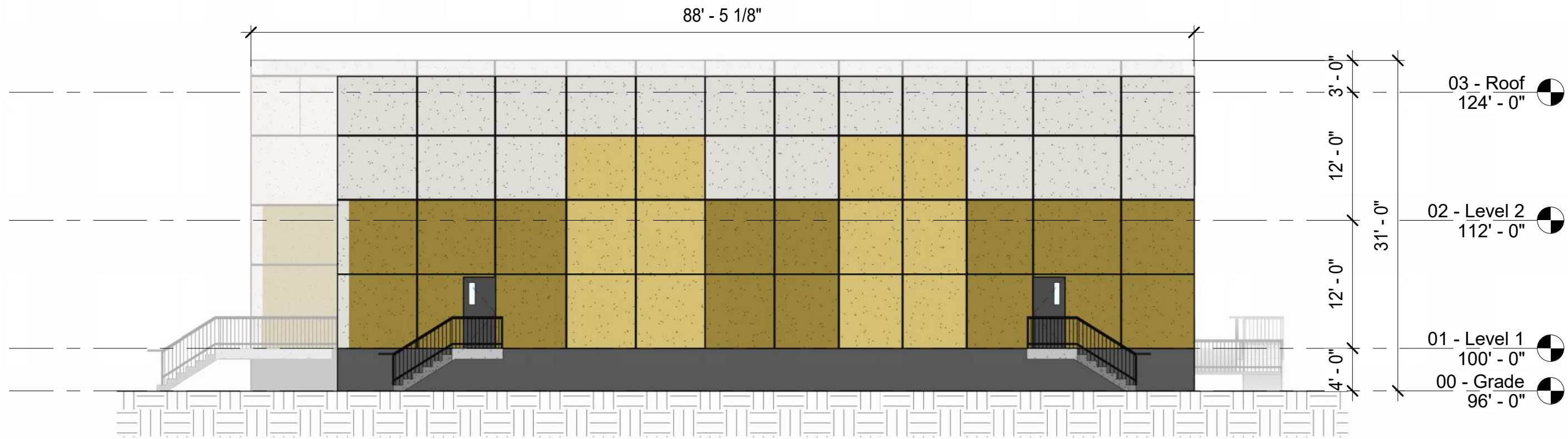
GRID DIMESIONS
- 3' - 0"

INTERIOR ROOM DIMENSIONS
- 3' - 0"

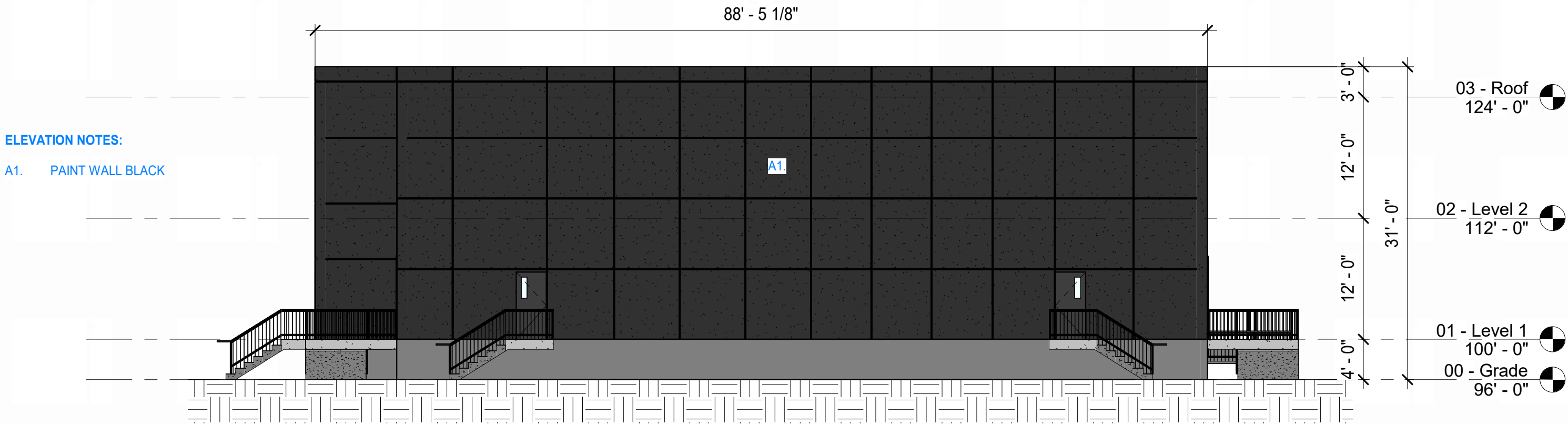
MILLWORK DIMENSIONS
- 3' - 0"

WINDOW/DOOR DIMENSIONS
- 3' - 0"

MATERIAL DIMENSIONS



1 Building Elevation - West -
Existing
A2.0 1" = 10'-0"



2 Building Elevation - West -
Proposed
A2.0 1" = 10'-0"

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwkerk@s-iad.com
P: 403-306-4342

EXPERIENCE CHURCH
4700 102 Ave SE

DRAWING TITLE:	DATE:
Building Elevations - West	2026 05 14

NOTE: This design is the property of S-IAD & is not to be used in any manner without written approval from S-IAD.

ISSUE FOR:
Change of Use - DP

SHEET	REVISION
A3.4	

#	Description	Date
Revision Schedule		