

EXTERIOR ALTERATIONS

2221 41 AVENUE N.E., CALGARY AB

PROJECT INFORMATION

LEGAL DESCRIPTION

LOT 15, BLOCK 4, PLAN 1113735

MUNICIPAL ADDRESS

2221 41 AVENUE N.E., CALGARY, AB

LAND USE DISTRICT

I-G : INDUSTRIAL - GENERAL DISTRICT

SITE DETAILS

SITE AREA : 15,492.4 M² (16.61 HA)
BUILDING AREA : 6,088.5 M²
BUILDING SITE COVERAGE : 39.36
PARKING STALLS : 81
BARRIER FREE STALLS : 4
BICYCLE PARKING STALLS : NOT REQ'D

PROJECT DESCRIPTION

SITE UPGRADES:

- REPLACEMENT OF CONCRETE SIDEWALK ALONG FRONT & EAST SIDE OF BUILDING
- REPLACEMENT OF CURBS WHERE REQ'D
- PARKING STALL LAYOUT & REPAINTING

BUILDING EXTERIOR UPGRADES:

- BUILDING EXTERIOR REPAINTED
- REPLACEMENT OF 4 EXTERIOR DOOR CANOPIES
- REPLACEMENT OF EXTERIOR LIGHTS
- SIGN BOXES FOR EXISTING TENANT SIGNAGE
- NEW UNIT NUMBERS
- NEW BUILDING NUMBERS

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
[Hatched Box]	EXISTING BUILDING
[Hatched Box]	EXISTING ASPHALT : TO REMAIN
[Dotted Box]	PROPOSED CONCRETE
[Dotted Box]	EXISTING LANDSCAPED / GRASS AREA : TO REMAIN
[Hatched Box]	PROPOSED 10 M ² OUTDOOR EMPLOYEE AREA
-X-X-	EXISTING CHAIN LINK FENCE / GATE : TO REMAIN
-P-P-	EXISTING OVERHEAD POWER LINE
-SS-SS-	EXISTING SANITARY SEWER LINE
-S-S-	EXISTING STORM SEWER LINE
-W-W-	EXISTING WATERLINE
[Symbol]	EXISTING WOOD POWER POLE
[Symbol]	EXISTING WOOD POWER POLE W/ STREET LIGHT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING CATCH BASIN
[Symbol]	PROPOSED BARRIER FREE SIGN

LANDSCAPE DETAILS

EXISTING LANDSCAPE AREAS

- FRONT & EAST SIDE SETBACK LANDSCAPE AREA : 909.5 M²
- TOTAL SITE LANDSCAPE AREA : 1,159.3 M²
- PERCENTAGE OF SITE LANDSCAPE AREA : 1.5%
- EXISTING GRASS & TREES IN ALL LANDSCAPE AREAS
- NO CHANGES TO LANDSCAPED AREA

PLANTING AREAS

- EXISTING CONIFEROUS TREES : 14 EXISTING
- APPROX. 10 M HIGH
- EXISTING DECIDUOUS TREES : 22 EXISTING
- APPROX. 1 M HIGH

EXISTING PUBLIC TREE:

- PICEA GLAUCA
- 31 CM TRUNK DIAMETER
- APPROX. 10 M HIGH
- TREE ID # T-32404962

SHEET LIST

SHEET NO.	SHEET NAME
A1.0	SITE PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS & VIEWS

SITE KEYNOTES

81	EXISTING CONCRETE RETAINING WALL : TO REMAIN
82	EXISTING CHAINLINK FENCE : TO REMAIN
83	EXISTING CHAINLINK GATE : TO REMAIN
84	EXISTING BUILDING MONUMENT SIGN : TO REMAIN
85	EXISTING UTILITY BOX
86	EXISTING GARBAGE/ RECYCLE BIN
87	PROPOSED CONCRETE CURB : TO BE REPLACED AS REQ'D
88	PROPOSED 2.0 M WIDE CONCRETE SIDEWALK
89	PROPOSED 1.2 M WIDE CONCRETE SIDEWALK
90	PROPOSED PARKING LINES PAINTED ON ASPHALT PAVEMENT : YELLOW
91	PROPOSED 2.4 M WIDE B.F. ACCESS AISLE: PAINTED ON ASPHALT PAVEMENT : YELLOW
92	PROPOSED B.F. SYMBOL OF ACCESS PARKING SYMBOL PAINTED ON ASPHALT PAVEMENT : YELLOW
93	PROPOSED "PERMIT REQUIRED" B.F. PARKING SIGN (5'-6" TO CENTER OF SIGN)
94	PROPOSED 10 M ² OUTDOOR EMPLOYEE AREA W/ 2 NEW PICNIC TABLES



403.542.7573 CALGARY, AB T3H 4Y6

NOTES:
DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. REPORT ERRORS, OMISSIONS AND DISCREPANCIES TO THE DESIGNER.

THESE DESIGN PLANS ARE NOT PROVIDED FOR ARCHITECTURAL OR ENGINEERING USE. IT IS THE RESPECTIVE TRADE'S RESPONSIBILITY TO VERIFY THAT ALL INFORMATION LISTED IS IN ACCORDANCE WITH EQUIPMENT USE, APPLICABLE CODES AND ACTUAL JOB SITE DIMENSIONS.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATIONS. DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT. DESIGN PLANS REMAIN THE PROPERTY OF MKL DESIGN STUDIO.

CONSULTANTS:

SEALS:

ISSUED FOR:

DEVELOPMENT PERMIT 11-MAY-26
DP REVISED 14-AUG-26

4. 3 EMPLOYEE PICNIC TABLES ADDED 2016-08-14
REV DESCRIPTION DATE
REVISION SCHEDULE

PROJECT:

NORCAL GROUP

EXTERIOR ALTERATION

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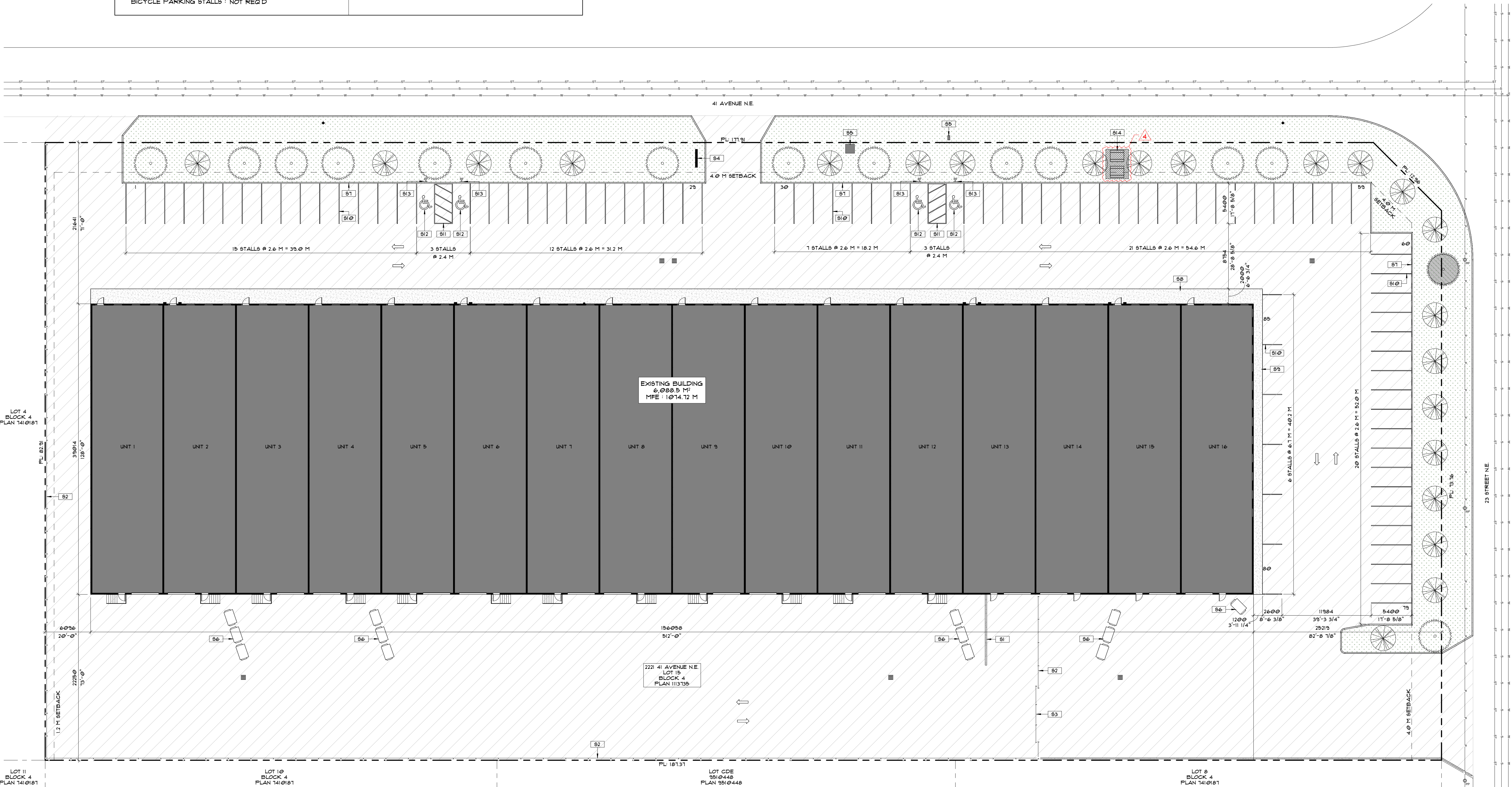
DRAWING TITLE:

SITE PLAN

DRAWN BY:
N.M.
CURRENT SHEET
REVISION DATE:
2016-08-14

SHEET NO:

A1.0



N
1
A1.0
3/64" = 1'-0"



CONSULTANTS:

SEALS:

ISSUED FOR:	
DEVELOPMENT PERMIT	11-MAY-26
DP REVISED	14-AUG-26

3	CANOPY REMOVED & CONC. CAP ADDED	2016-08-14
2	FASGIA SIGNS ADDED	2016-08-14
1	EXISTING PARAPET COPING TO BE PAINTED	2016-08-14
REV	DESCRIPTION	DATE

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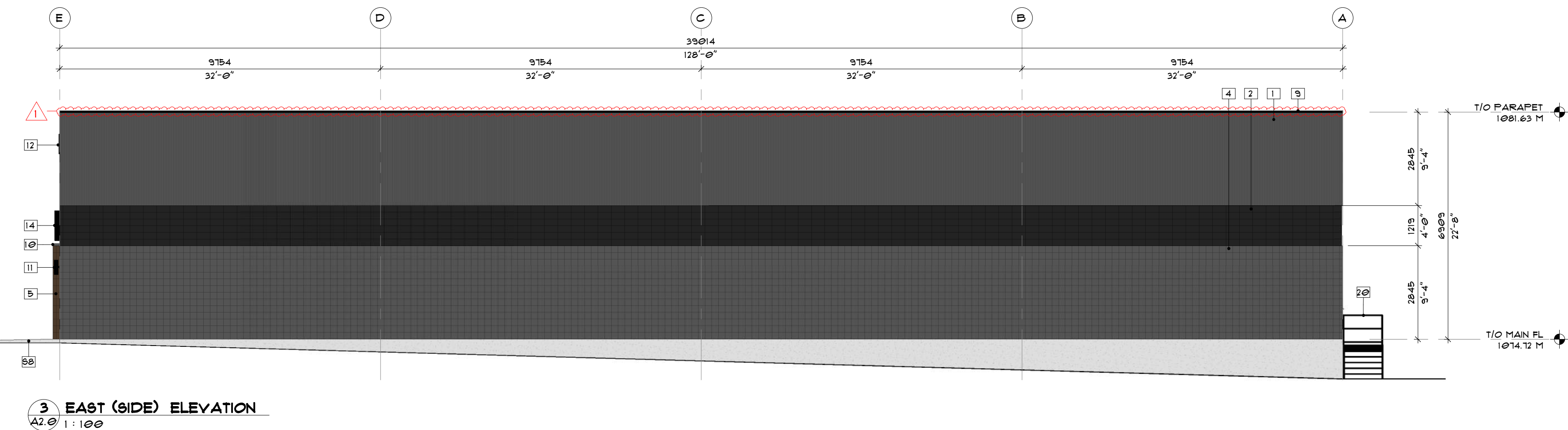
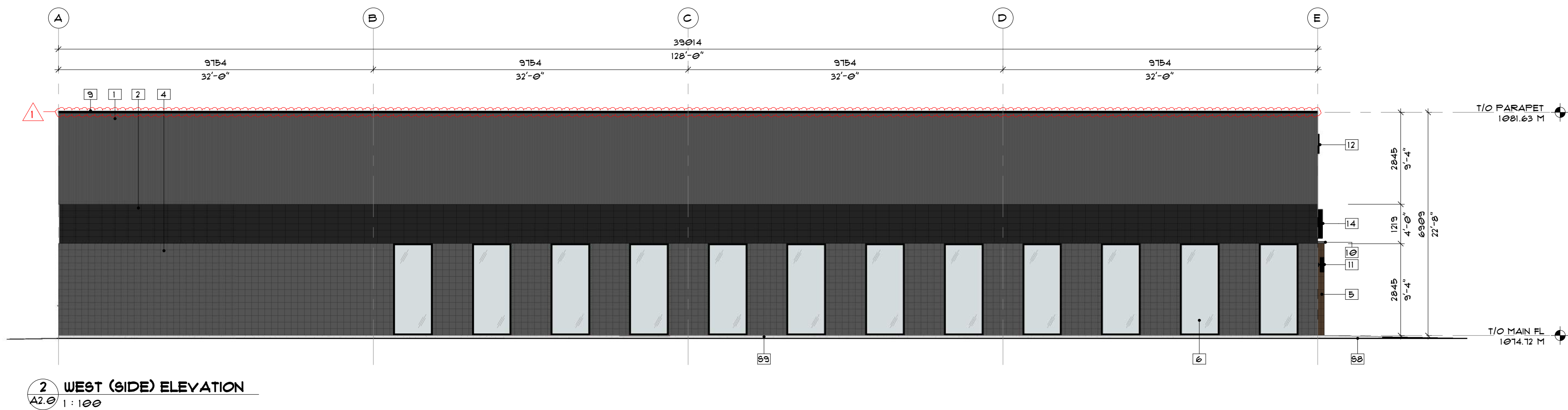
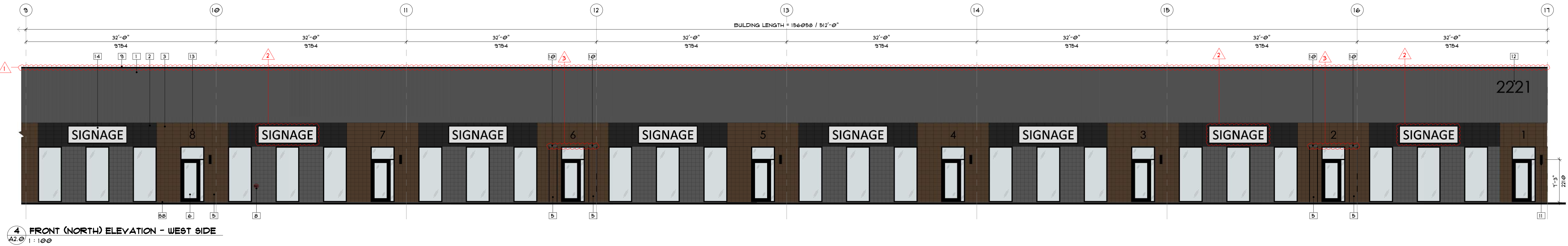
DRAWING TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: N.M.	CURRENT SHEET REVISION DATE: 2026-08-14
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SHEET NO:

A2. $\emptyset$



EXTERIOR FINISH LEGEND

1	EXISTING FLUTED CONCRETE PANELS : TO BE PAINTED: COLOUR: GREY
2	EXISTING 8 X 16 CONCRETE BLOCK : TO BE PAINTED: COLOUR: BLACK
3	EXISTING 8 X 16 CONCRETE BLOCK : TO BE PAINTED: COLOUR: BROWN
4	EXISTING 8 X 8 CONCRETE BLOCK : TO BE PAINTED: COLOUR: GREY
5	EXISTING 8 X 8 CONCRETE BLOCK WALL BUILD OUT : TO BE PAINTED: COLOUR: BROWN
6	EXISTING 4' X 5'-4" WINDOW W/ BLACK ANODIZED ALUMINUM FRAME : TO REMAIN
7	EXISTING 3' X 1' ALUMINUM STOREFRONT SINGLE DOOR, SIDELET 1 TRANSOM W/ BLACK ANODIZED ALUMINUM FRAME : TO REMAIN
8	EXISTING SIAMSE FIRE DEPARTMENT CONNECTION
9	EXISTING METAL PARAPET COPIING : TO BE PAINTED: COLOUR: BLACK
10	EXISTING CANOPY REMOVED 4' CONCRETE WALL CAP ON TOP OF EXISTING BLOCK WALL BUILD OUT
11	PROPOSED EXTERIOR MOUNTED EXTERIOR LIGHT
12	PROPOSED 3D CHANNEL LETTER BUILDING NUMBER SIGN: COLOUR: BLACK
13	PROPOSED 3D CHANNEL LETTER UNIT NUMBER SIGN: COLOUR: BLACK
14	PROPOSED TENANT FASCIA SIGN LOCATION 5' X 10' SIGN BOX W/ BLACK METAL FRAME
20	EXISTING METAL STEPS: TO REMAIN: COLOUR: BLACK
88	PROPOSED 2.0 M WIDE CONCRETE SIDEWALK
93	PROPOSED 12 M WIDE CONCRETE SIDEWALK

CONSULTANTS:

SEALS:

ISSUED FOR:

DEVELOPMENT PERMIT	11-MAY-26
DP REVISED	14-AUG-26

[illegible]

REV	DESCRIPTION	DATE
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EXTERIOR
ELEVATIONS &
VIEWS

DRAWN BY:

NM

CURRENT SHEET

REVISION DATE:

SHEET NO:

A2.1



EXTERIOR FINISH LEGEND

9	EXISTING METAL PARAPET COFFING : TO BE PAINTED: COLOUR: BLACK
16	EXISTING 8 X 16 CONCRETE BLOCK : TO BE PAINTED: COLOUR: WHITE
17	EXISTING 8 X 8 CONCRETE BLOCK : TO BE PAINTED: COLOUR: WHITE
18	EXISTING OVERHEAD DOOR: COLOUR: TO REMAIN: COLOUR: WHITE
19	EXISTING METAL INSULATED 3' X 1' MAN DOOR: TO BE PAINTED: COLOUR: GREY
20	EXISTING METAL STEPS : TO REMAIN: COLOUR: BLACK
21	EXISTING CONCRETE RETAINING WALL: TO REMAIN
69A	PROPOSED 12 M WIDE CONCRETE SIDEWALK

