

SITE SUMMARY AND LAND-USE BYLAW		
BYLAW ITEM	**DESCRIPTION**	**REFERENCE**
MUNICIPAL ADDRESS	1115 68 AVE NE	
LEGAL DESCRIPTION	PLAN:2211339; BLOCK:4;Lot:2	
APPLICABLE BY-LAW AND REFERNCES	CITY OF CALGARY LAND USE BY-LAW, I-G INDUSTRIAL GENERAL CITY OF CALGARY LAND USE DISTRICT MAP	1P2007, SECTION 2E
PERMITTED AND DISCRETIONARY USES	PERMITTED USE: GENERAL INDUSTRIAL - LIGHT	1P2007, I-G 907.2 (n)
SITE AREA	**FULL PARCEL:** +/- 7.567 ACRES **EAST PARCEL:** +/- 3.93 ACRES (15,938 sq.m.) (171,556 sq.ft.) **WEST PARCEL:** +/- 3.63 ACRES (14,687 sq.m.) (158,096 sq.ft.)	
BUILDING AREA	**BUILDING 1:** 65,000 sq.ft. (6,038 sq.m.) **BUILDING 2:** 60,000 sq.ft. (5,574 sq.m.)	
BUILDING HEIGHT	MAXIMUM HEIGHT: 18.0m (59 ft)	1P2007, 912
SITE COVERAGE	SITE AREA: 30,625.8 sq.m. (329,653 sq.ft.) TOTAL BUILDING AREA: 11,613 sq.m. (125,000 sq.ft.) SITE COVERAGE: 37.92%	1P2007, 911
PARKING PROVIDED	**BUILDING 1:** STALLS PROVIDED 86 86 STALLS x 1000 sq.ft. / 65,000 sq.ft. = 1.32 STALLS PER 1000 sq.ft. **BUILDING 2:** STALLS PROVIDED 116 116 STALLS x 1000 sq.ft. / 60,000 sq.ft. = 1.93 STALLS PER 1000 sq.ft. **TOTAL STALLS PROVIDED - 202 STALLS (INCLUDING 8 BARRIER-FREE STALLS)**	
BARRIER-FREE PARKING	**REQUIRED:** 4.0 BARRIER-FREE STALLS PER 100 PARKING STALLS PROVIDED 1.0 ADDITIONAL BARRIER-FREE STALL PER EACH ADDITIONAL INCREMENT OF 100 STALLS **BUILDING 1:** STALLS PROVIDED 86 **INCLUDING 4 BARRIER-FREE STALLS PROVIDED** **BUILDING 2:** STALLS PROVIDED 116 **INCLUDING 4 BARRIER-FREE STALLS PROVIDED**	1P2007, 121.1 NBC 2023 ALBERTA EDITION TABLE 3.8.2.5.
BICYCLE PARKING	**CLASS 1 BICYCLE STALLS** NO REQUIREMENT **CLASS 2 BICYCLE STALLS** REQUIRES A MINIMUM OF 1 PER 2,000 sq.m. GROSS USABLE FLOOR AREA **BUILDING 1:** 6,038 sq.m. / 2,000 sq.m. = 4 STALLS 4 STALLS REQUIRED **6 STALLS PROVIDED** **BUILDING 2:** 5,574 sq.m. / 2,000 sq.m. = 3 STALLS 3 STALLS REQUIRED **6 STALLS PROVIDED** **TOTAL STALLS PROVIDED 12 CLASS 2 BICYCLE STALLS**	1P2007, 203.2 (e)(f)

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68TH AVENUE NE DEVELOPMENT

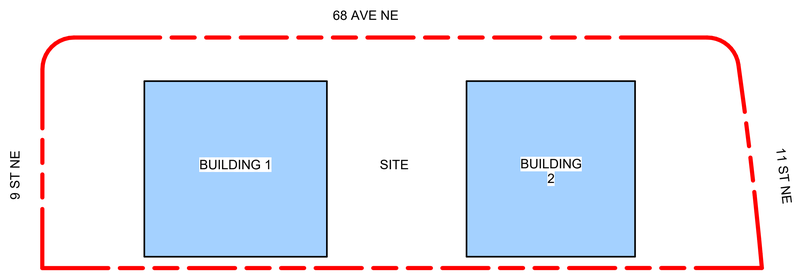
1115 68 AVE NE
PLAN:2211339; BLOCK:4;Lot:2

WalterFedy Project No.: 2026-0242

DEVELOPMENT PERMIT DR1 2026-06-10

DRAWING LIST

DP-0.00 COVER SHEET
DP-1.00 PROPOSED OVERALL SITE PLAN
DP-1.01 PROPOSED ENLARGED SITE PLAN - BLDG 1
DP-1.02 PROPOSED ENLARGED SITE PLAN - BLDG 2
DP-1.03 PROPOSED TRAFFIC CONTROL PLANS
DP-1.04 PROPOSED SITE DETAILS
DP-2.00 BUILDING 1 - PROPOSED FLOOR PLAN
DP-2.01 BUILDING 2 - PROPOSED FLOOR PLAN
DP-3.00 BUILDING 1 - PROPOSED ROOF PLAN
DP-3.01 BUILDING 2 - PROPOSED ROOF PLAN
DP-4.00 BUILDING 1 - PROPOSED BUILDING ELEVATIONS
DP-4.01 BUILDING 2 - PROPOSED BUILDING ELEVATIONS



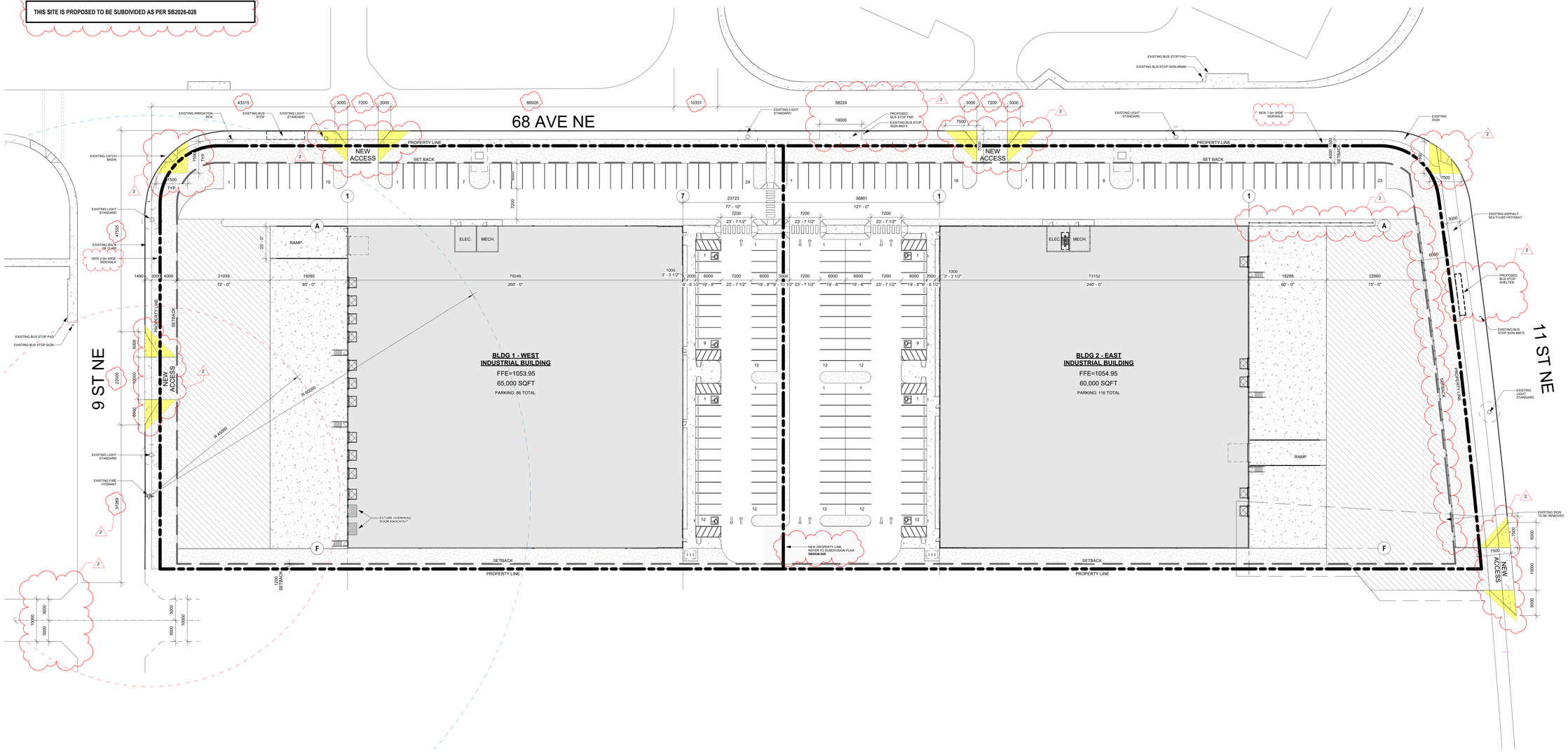
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c/o WalterFedy
Calgary, Alberta, Canada T2R 0E3
T 403.266.2100 walterfedy.com

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SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING UTILITY RIGHT-OF-WAY LINE
- 45m FIRE HYDRANT COVERAGE RADIUS
- 90m FIRE HYDRANT COVERAGE RADIUS
- 7.5m x 7.5m VISIBILITY TRIANGLE
- BUILDINGS
- SOFTSCAPE (SOD, AND BARK, OR ROCK MULCH) REFER TO LANDSCAPE DRAWINGS
- HARDSCAPE FOR AMENITY SPACE (DECORATIVE PAVING) REFER TO LANDSCAPE DRAWINGS
- CONCRETE (CURBS, SIDEWALKS, APRONS, RAMPS)
- LIGHT/MEDIUM DUTY ASPHALT (DESIGNED TO SUPPORT A 38,556kg/85,000lbs LOAD AND A NFPA 1901 POINT LOAD OF 517 kPa (75 psi) OVER A 2.0'x2.0' (4 sq. ft.) AREA)
- HEAVY DUTY ASPHALT (DESIGNED TO SUPPORT A MINIMUM 38,556 KG LOAD; MINIMUM LOAD FOR GARBAGE AND RECYCLING VEHICLES 25,000 KG)

THIS SITE IS PROPOSED TO BE SUBDIVIDED AS PER SB2026-028



1 OVERALL SITE PLAN
DP-1.00 Scale: 1 : 350

CLIENT LOGO

XXIII CAPITAL INC

TRUE NORTH

PROJECT NORTH

No.	ISSUANCE	DATE
1	DEVELOPMENT PERMIT	2026-06-10
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SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK 4; Lot 2

TITLE

PROPOSED OVERALL SITE PLAN

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

800.685.1378 **walterfedy.com**

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DATE:	2026-06-10
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CHECKED BY:	DO

SHEET NO:

DP-1.00

GENERAL SITE NOTES

ALL NON-BARRIER FREE PARKING STALLS
- 2.60M X 5.40M (8' - 6 3/8" X 17' - 8 5/8") TYPICAL

ALL BARRIER FREE PARKING STALLS
- 2.60M X 5.40M (7' - 10 1/2" X 17' - 8 5/8") TYPICAL
- ALL BARRIER FREE PARKING STALLS TO HAVE A 2.60M PAINTED AISLE ADJACENT TO THE NEAREST SIDEWALK CURB RAMP

INTERNAL SITE CIRCULATION AISLE
- 7.20M (23' - 7 1/2") TYPICAL

PARKING ISLANDS / LANDSCAPE BUFFERS
- CURB RADIUS OF 1.00M (3'-3 1/4") TYPICAL, UNLESS NOTED OTHERWISE

RUBBER WHEEL STOP
- LOCATED 0.60M (2'-0") FROM FACE OF CURB TO CENTERLINE OF STOP
- TO BE PINNED TO ASPHALT
- TYPICAL AT ALL STALLS ALONG SIDEWALKS / FRONTAGE OF BUILDING

WASTE MANAGEMENT
- CONTAINERS FOR GARBAGE, RECYCLING, AND FOOD/YARD WASTE WILL BE PROVIDED BY EACH TENANT, AND STORED INTERNALLY WITHIN EACH OF THE INDIVIDUAL TENANT SPACES

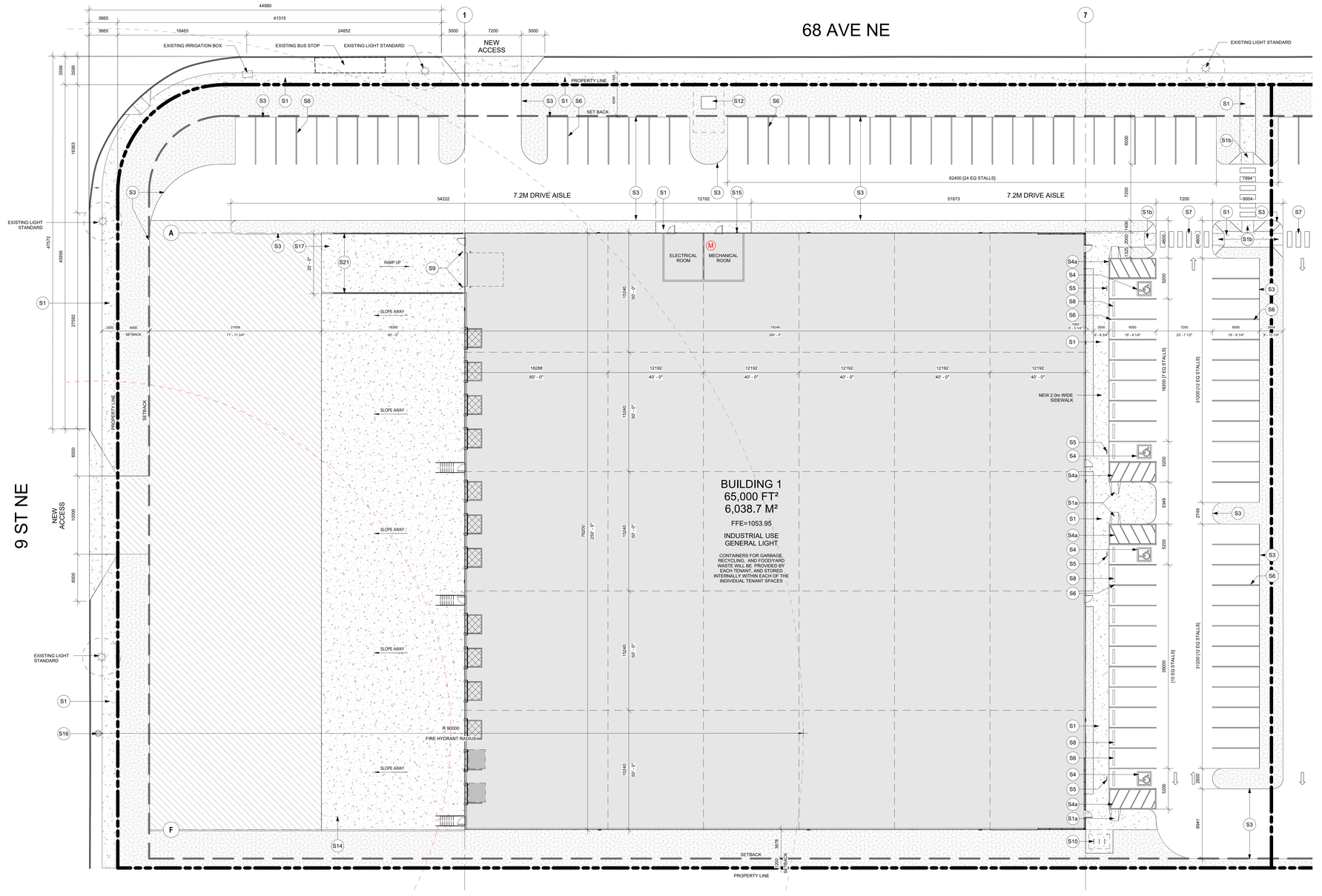
INTERNAL SITE CIRCULATION SIDEWALKS
- ALL CONCRETE PEDESTRIAN SIDEWALKS TO HAVE OUR TYPICAL DIMENSION, UNLESS OTHERWISE NOTED.
- MINIMUM 2.00M WIDE (6' - 6 3/4" WIDE) TYPICAL

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING UTILITY RIGHT-OF-WAY LINE
- 45m FIRE HYDRANT COVERAGE RADIUS
- 90m FIRE HYDRANT COVERAGE RADIUS
- BUILDING
- SOFTSCAPE (SOD, AND BARK, OR ROCK MULCH) REFER TO LANDSCAPE DRAWINGS
- HARDSCAPE FOR AMENITY SPACE (DECORATIVE PAVING) REFER TO LANDSCAPE DRAWINGS
- CONCRETE (CURBS, SIDEWALKS, APRONS, RAMPS)
- LIGHT/MEDIUM DUTY ASPHALT (DESIGNED TO SUPPORT A 38,556kg/85,000lbs LOAD AND A NFPA 1901 POINT LOAD OF 517 kPa (75 psi) OVER A 2.0'x2.0' (4 sq. ft.) AREA)
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- M — WATER METER LOCATION

SITE KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
S1	TYPICAL CONCRETE SIDEWALK AND CURB
S1a	TYPICAL CONCRETE H/C SIDEWALK RAMP. ALBERTA BARRIER FREE STANDARDS. REFER TO TYPICAL SITE DETAILS
S1b	TYPICAL CONCRETE SIDEWALK RAMP. CITY OF CALGARY STANDARDS. REFER TO TYPICAL SITE DETAILS
S3	TYPICAL CONCRETE CURB. REFER TO TYPICAL SITE DETAILS
S4	PAINTED BARRIER-FREE PARKING SYMBOL. REFER TO TYPICAL SITE DETAILS
S4a	2.6M WIDE PAINTED AISLE ADJACENT TO THE NEAREST SIDEWALK RAMP. TYPICAL AT ALL BARRIER FREE PARKING STALL LOCATIONS
S5	BARRIER-FREE DESIGNATED SIGNAGE.
S6	PAINTED PARKING LINES - COLOUR: YELLOW
S7	PAINTED CROSSWALK LINES - COLOUR: WHITE
S8	RUBBER WHEEL STOP
S9	6" GUARD POST. TYPICAL AT ALL DRIVE IN DOORS
S10	TYPICAL BIKE RACK. REFER TO 5/A1.02. 610mm SPACING BETWEEN BIKE RACKS
S12	TRANSFORMER LOCATION
S14	CONCRETE APRON
S15	FIRE DEPARTMENT CONNECTION
S16	NEW FIRE HYDRANT LOCATION. REFER TO CIVIL DRAWINGS
S17	CONCRETE DRIVE-IN RAMP W/ GUARDRAILS
S21	STEEL GUARDRAIL, PAINTED 'CLASSIC BLACK'
S22	BLACK CHAIN LINK FENCE WITH PRIVACY SLATS



1 / DP-1.01 ENLARGED BLDG 1 - WEST - SITE PLAN
Scale: 1 : 200

CLIENT LOGO

XXIII CAPITAL INC

TRUE NORTH | PROJECT NORTH

No.	ISSUANCE	DATE
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XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK 4;Lot 2

TITLE

PROPOSED ENLARGED SITE PLAN - BLDG 1

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

800.685.1378 **walterfedy.com**

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SHEET NO.: **DP-1.01**

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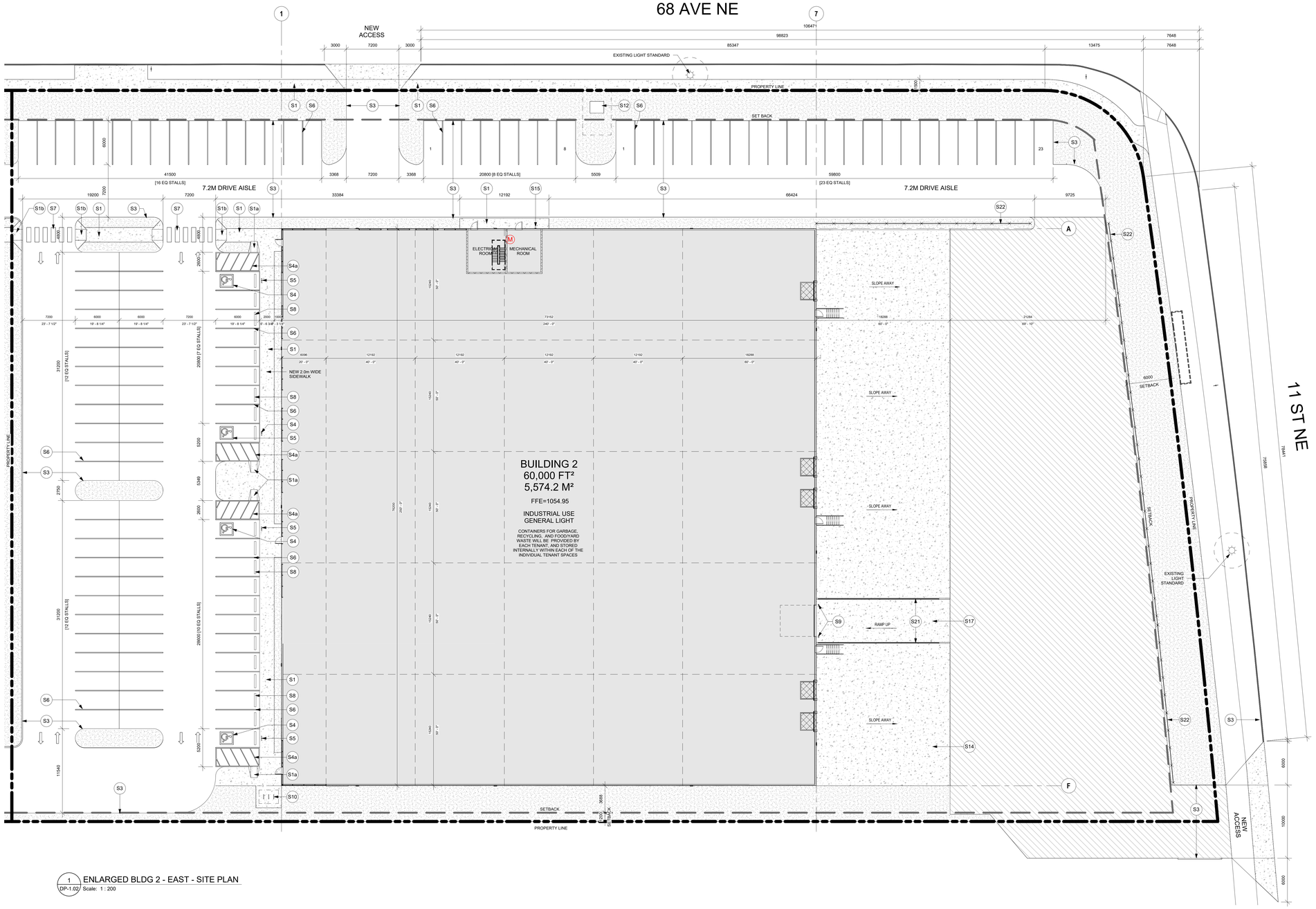
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S14	CONCRETE APRON
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S21	STEEL GUARDRAIL, PAINTED 'CLASSIC BLACK'
S22	BLACK CHAIN LINK FENCE WITH PRIVACY SLATS



1 DP-1.02 ENLARGED BLDG 2 - EAST - SITE PLAN
Scale: 1 : 200

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XXIII CAPITAL INC

TRUE NORTH

PROJECT NORTH

No.	ISSUANCE	DATE
1	DEVELOPMENT PERMIT	2026-06-10
2	DEVELOPMENT PERMIT DR1	2026-09-15

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XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN;2211339; BLOCK;4;Lot;2

TITLE

PROPOSED ENLARGED SITE PLAN - BLDG 2

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

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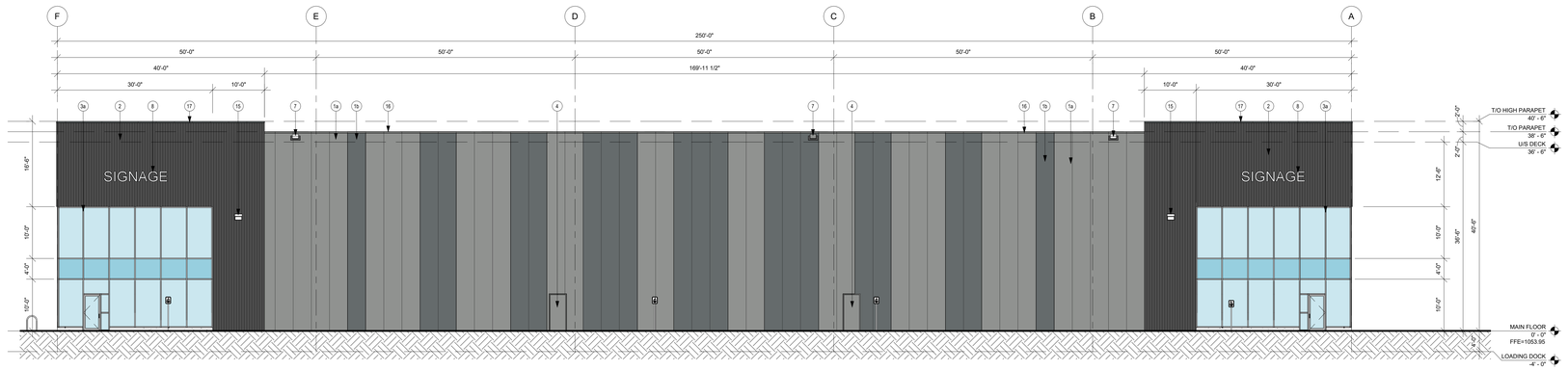
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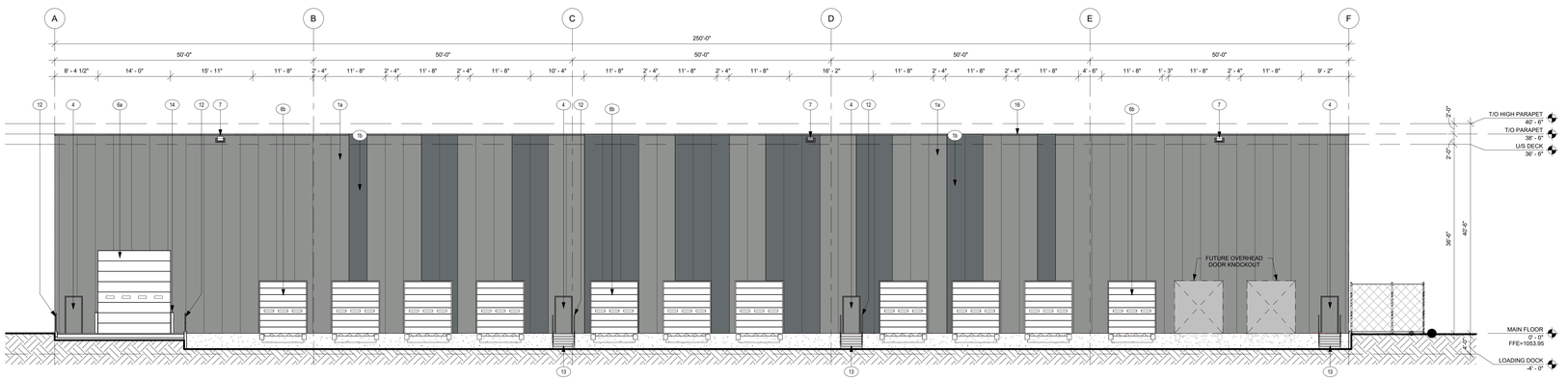
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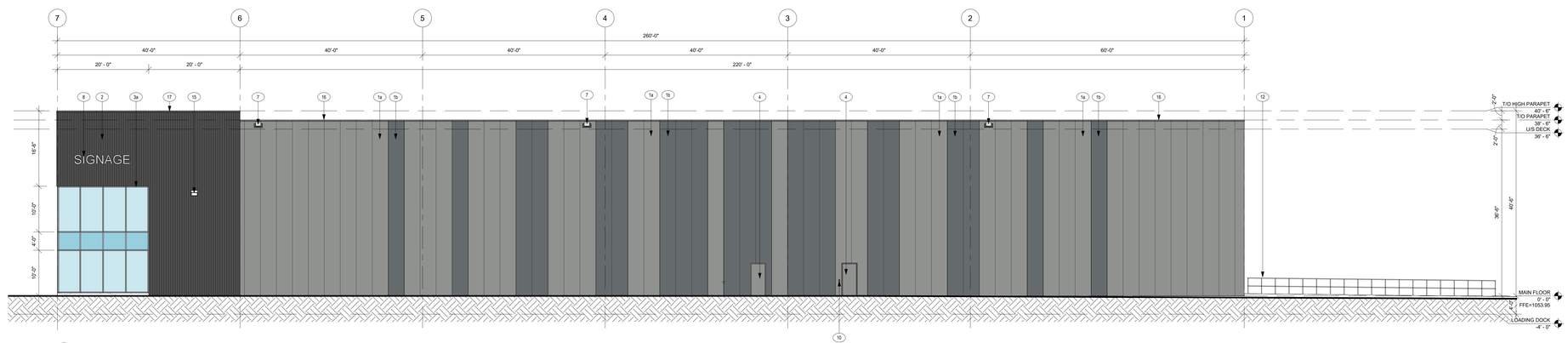
DP-1.02



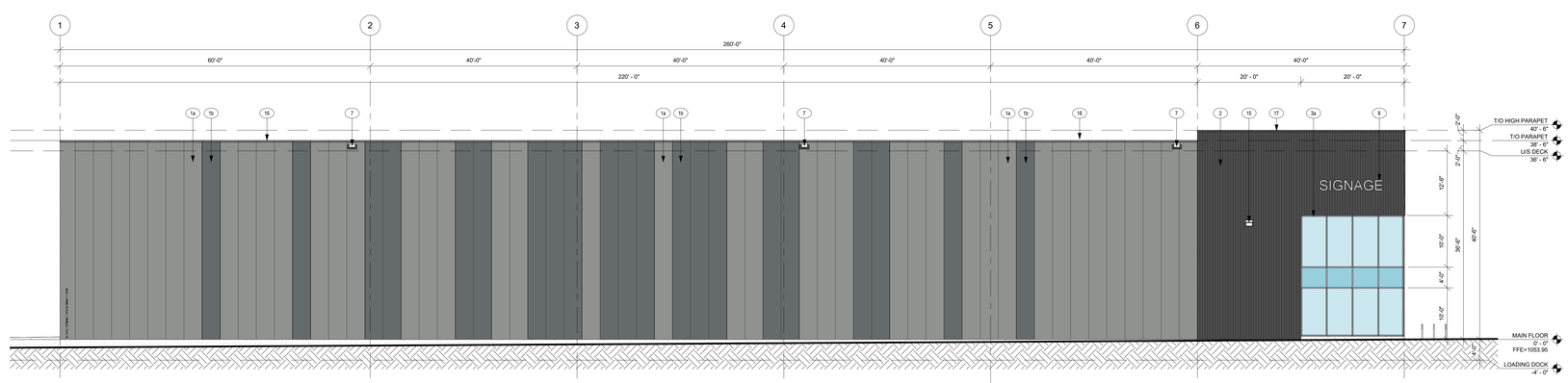
1 DP-4.00 DP - BLDG ELEVATION - EAST
Scale: 1" = 10'-0"



2 DP-4.00 DP - BLDG ELEVATION - WEST
Scale: 1" = 10'-0"



3 DP-4.00 DP - BLDG ELEVATION - NORTH
Scale: 1" = 10'-0"



4 DP-4.00 DP - BLDG ELEVATION - SOUTH
Scale: 1" = 10'-0"

MATERIAL LEGEND

1a	PREFINISHED INSULATED METAL PANEL (KINGSPAN SHADOWLINE) 42" WIDE VERTICAL ORIENTATION COLOUR: DOVE GREY
1b	PREFINISHED INSULATED METAL PANEL (KINGSPAN SHADOWLINE) 42" WIDE VERTICAL ORIENTATION COLOUR: ZINC GREY
2	PREFINISHED CORRUGATED METAL PANEL VERTICAL ORIENTATION COLOUR: MEDIUM GREY
3a	ALUMINUM GLAZED CURTAIN WALL SYSTEM REFER TO GLAZING SCHEDULE
3b	ALUMINUM CLERESTORY GLAZING REFER TO GLAZING SCHEDULE
4	INSULATED HOLLOW METAL DOORS COLOUR: TO MATCH TO MATCH ADJACENT CLADDING (ASCOT WHITE OR ZINC GREY)
6a	14' W X 16' H (4270mm x 4880mm) INSULATED SECTIONAL STEEL HIGH LIFT OVERHEAD DOOR C/W VIEWLIGHTS COLOUR: DOORS PREFINISHED WHITE, FRAMES PAINTED TO MATCH 'ZINC GREY'
6b	9' W X 10' H (2745mm x 3050mm) INSULATED SECTIONAL STEEL HIGH LIFT OVERHEAD DOOR C/W VIEW LIGHTS, DOCK SEALS, BUMPERS AND DOCK LEVELER COLOUR: DOORS PREFINISHED WHITE, FRAMES PAINTED TO MATCH 'ZINC GREY'
7	SCUPPER COLOUR: TO MATCH ADJACENT CLADDING (ASCOT WHITE OR ZINC GREY)
8	FUTURE TENANT SIGNAGE - MOUNTED LETTERING (PROVIDE SOLID BLOCKING / BACKER AT SIGN MOUNTING LOCATIONS
9	PROPOSED FIRE DEPARTMENT CONNECTION
10	PRE-MANUFACTURED FIRE DEPARTMENT LOCK BOX
11	EXTERIOR STROBE LIGHT LOCATION FOR FIRE DEPARTMENT
12	STEEL GUARDRAIL, PAINTED 'CLASSIC BLACK'
13	STEEL EXIT STAIR, TREADS AND LANDING TO BE GALVANIZED, STRINGERS, GUARDRAILS AND HANDRAILS TO BE PAINTED 'CLASSIC BLACK'
14	6" DIAMETER CONCRETE FILLED STEEL BOLLARD, PAINTED 'SAFETY YELLOW'
15	WALL MOUNTED LIGHT
16	PREFINISHED CAP FLASHING' COLOUR: TO MATCH DOVE GREY
17	PREFINISHED CAP FLASHING' COLOUR: TO MATCH MEDIUM GREY

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TITLE

BUILDING 1 - PROPOSED BUILDING ELEVATIONS

WALTERFEDY

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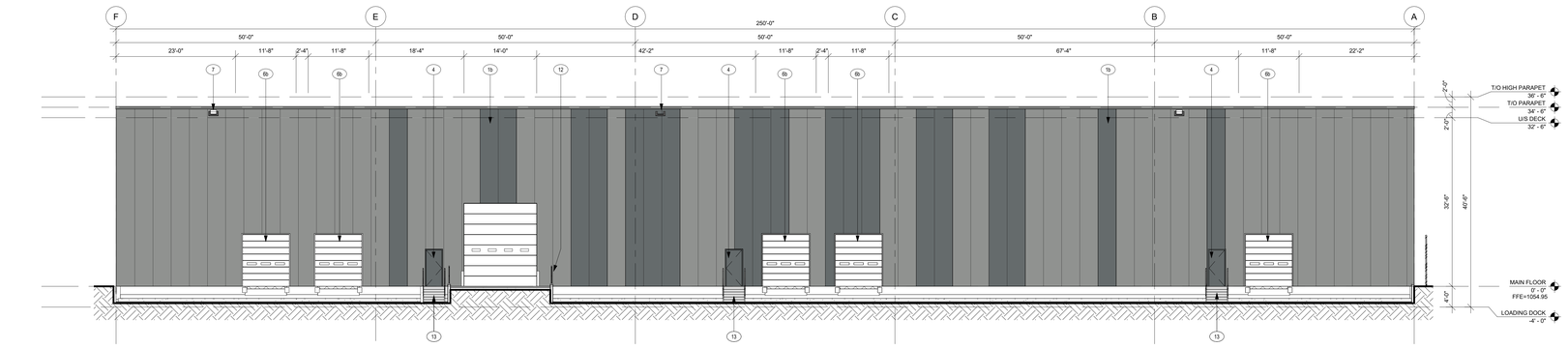
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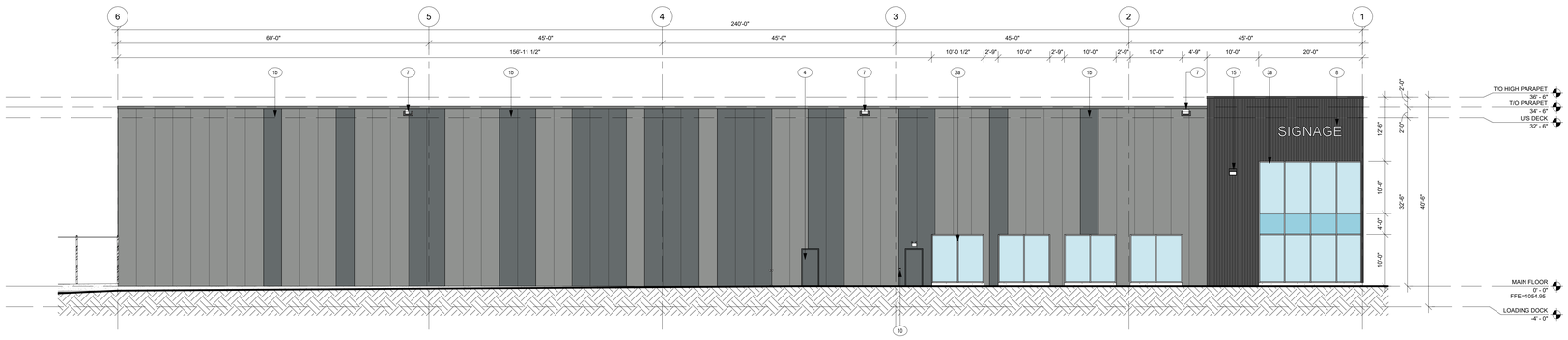
SCALE:	AS NOTED
DATE:	2026-06-10
PROJECT NO.:	2026-0242
DRAWN BY:	MM/BG
CHECKED BY:	DO

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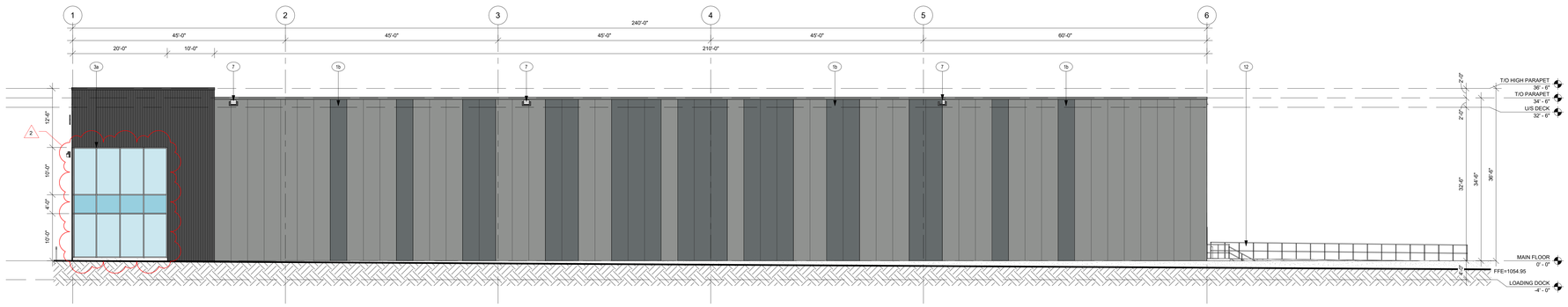
DP-4.00



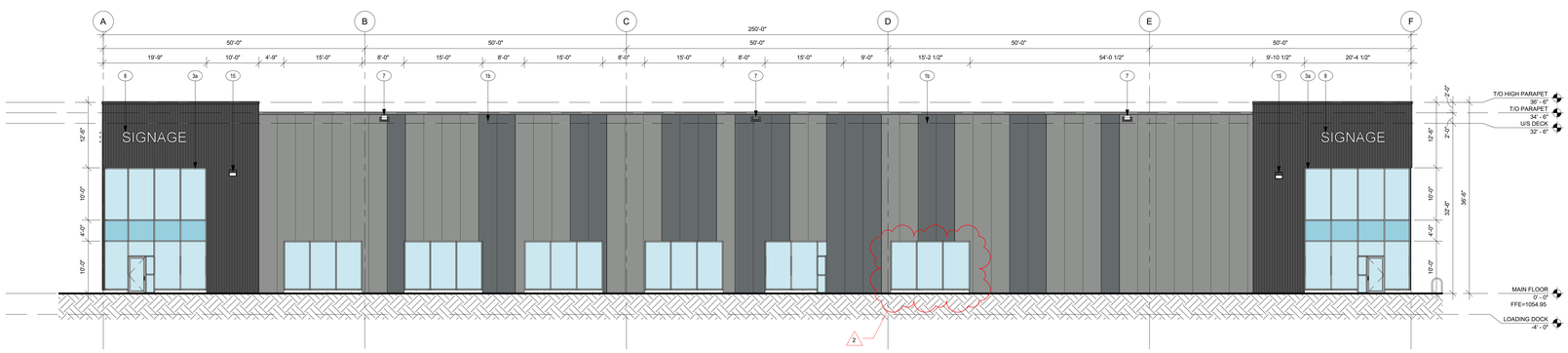
1 DP-4.01 DP - BLDG ELEVATION - EAST
Scale: 1" = 10'-0"



2 DP-4.01 DP - BLDG ELEVATION - NORTH
Scale: 1" = 10'-0"



3 DP-4.01 DP - BLDG ELEVATION - SOUTH
Scale: 1" = 10'-0"



4 DP-4.01 DP - BLDG ELEVATION - WEST
Scale: 1" = 10'-0"

MATERIAL LEGEND

1a	PREFINISHED INSULATED METAL PANEL (KINGSPAN SHADOWLINE) 42" WIDE VERTICAL ORIENTATION COLOUR: DOVE GREY
1b	PREFINISHED INSULATED METAL PANEL (KINGSPAN SHADOWLINE) 42" WIDE VERTICAL ORIENTATION COLOUR: ZINC GREY
2	PREFINISHED CORRUGATED METAL PANEL VERTICAL ORIENTATION COLOUR: MEDIUM GREY
3a	ALUMINUM GLAZED CURTAIN WALL SYSTEM REFER TO GLAZING SCHEDULE
3b	ALUMINUM CLERESTORY GLAZING REFER TO GLAZING SCHEDULE
4	INSULATED HOLLOW METAL DOORS COLOUR: TO MATCH TO MATCH ADJACENT CLADDING (ASCOT WHITE OR ZINC GREY)
6a	14' W X 16' H (4270mm x 4880mm) INSULATED SECTIONAL STEEL HIGH LIFT OVERHEAD DOOR C/W VIEWLIGHTS COLOUR: DOORS PREFINISHED WHITE, FRAMES PAINTED TO MATCH 'ZINC GREY'
6b	9' W X 10' H (2745mm x 3050mm) INSULATED SECTIONAL STEEL HIGH LIFT OVERHEAD DOOR C/W VIEW LIGHTS, DOCK SEALS, BUMPERS AND DOCK LEVELER COLOUR: DOORS PREFINISHED WHITE, FRAMES PAINTED TO MATCH ZINC GREY'
7	SCUPPER COLOUR: TO MATCH ADJACENT CLADDING (ASCOT WHITE OR ZINC GREY)
8	FUTURE TENANT SIGNAGE - MOUNTED LETTERING (PROVIDE SOLID BLOCKING / BACKER AT SIGN MOUNTING LOCATIONS
9	PROPOSED FIRE DEPARTMENT CONNECTION
10	PRE-MANUFACTURED FIRE DEPARTMENT LOCK BOX
11	EXTERIOR STROBE LIGHT LOCATION FOR FIRE DEPARTMENT
12	STEEL GUARDRAIL, PAINTED 'CLASSIC BLACK'
13	STEEL EXIT STAIR, TREADS AND LANDING TO BE GALVANIZED, STRINGERS, GUARDRAILS AND HANDRAILS TO BE PAINTED 'CLASSIC BLACK'
14	6" DIAMETER CONCRETE FILLED STEEL BOLLARD, PAINTED 'SAFETY YELLOW'
15	WALL MOUNTED LIGHT
16	PREFINISHED CAP FLASHING' COLOUR: TO MATCH DOVE GREY
17	PREFINISHED CAP FLASHING' COLOUR: TO MATCH MEDIUM GREY

CLIENT LOGO

XXIII CAPITAL INC

No.	ISSUANCE	DATE
1	DEVELOPMENT PERMIT	2026-06-10
2	DEVELOPMENT PERMIT DR1	2026-09-15

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CLIENT

XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK 4;Lot 2

TITLE

BUILDING 2 - PROPOSED BUILDING ELEVATIONS

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

800.685.1378 **walterfedy.com**

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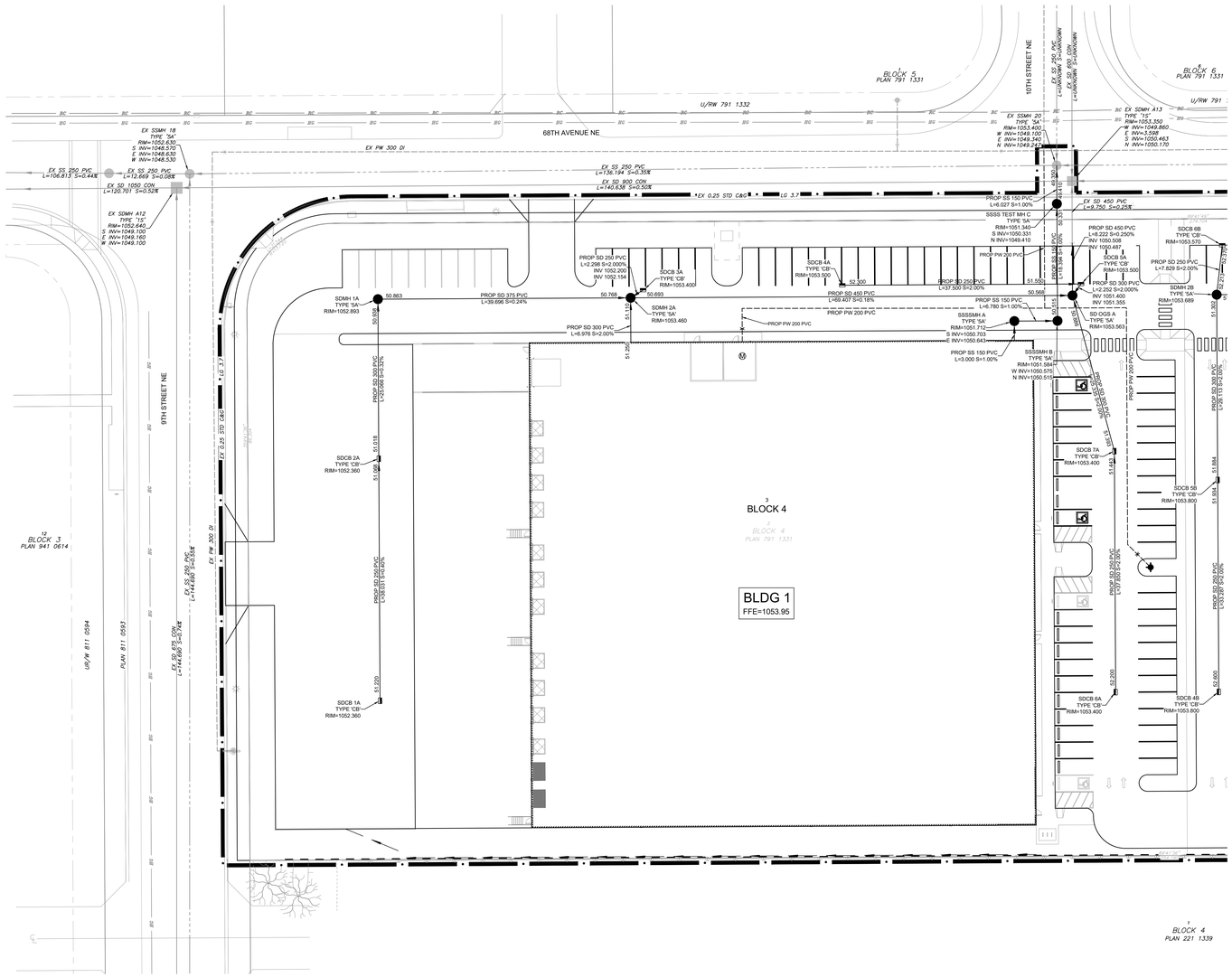
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PROJECT NO. :	2026-0242
DRAWN BY :	AA/CR
CHECKED BY :	DO

SHEET NO:

DP-4.01



LEGEND

- SITE BOUNDARY/LIMIT OF CONSTRUCTION

PROPOSED FEATURES

- GT — MANHOLE - GRATED TOP
- CATCHBASIN
- SWALE
- SLOPE/GRADE ARROWS
- 98.16 — SPOT ELEVATIONS
- EDGE OF BUILDING

EXISTING FEATURES

- CATCHBASIN
- EX SWALE CON — SWALE
- SLOPE/GRADE ARROWS
- 97.98 — SPOT ELEVATIONS

1:300 (0, 6, 12 m)

CLIENT LOGO

No.	ISSUANCE	DATE
1	ISSUED FOR DP SUBMISSION	2026-06-12
2	ISSUED FOR DTR1	2026-09-24

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XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK:4;Lot:2

TITLE

SITE SERVICING PLAN

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

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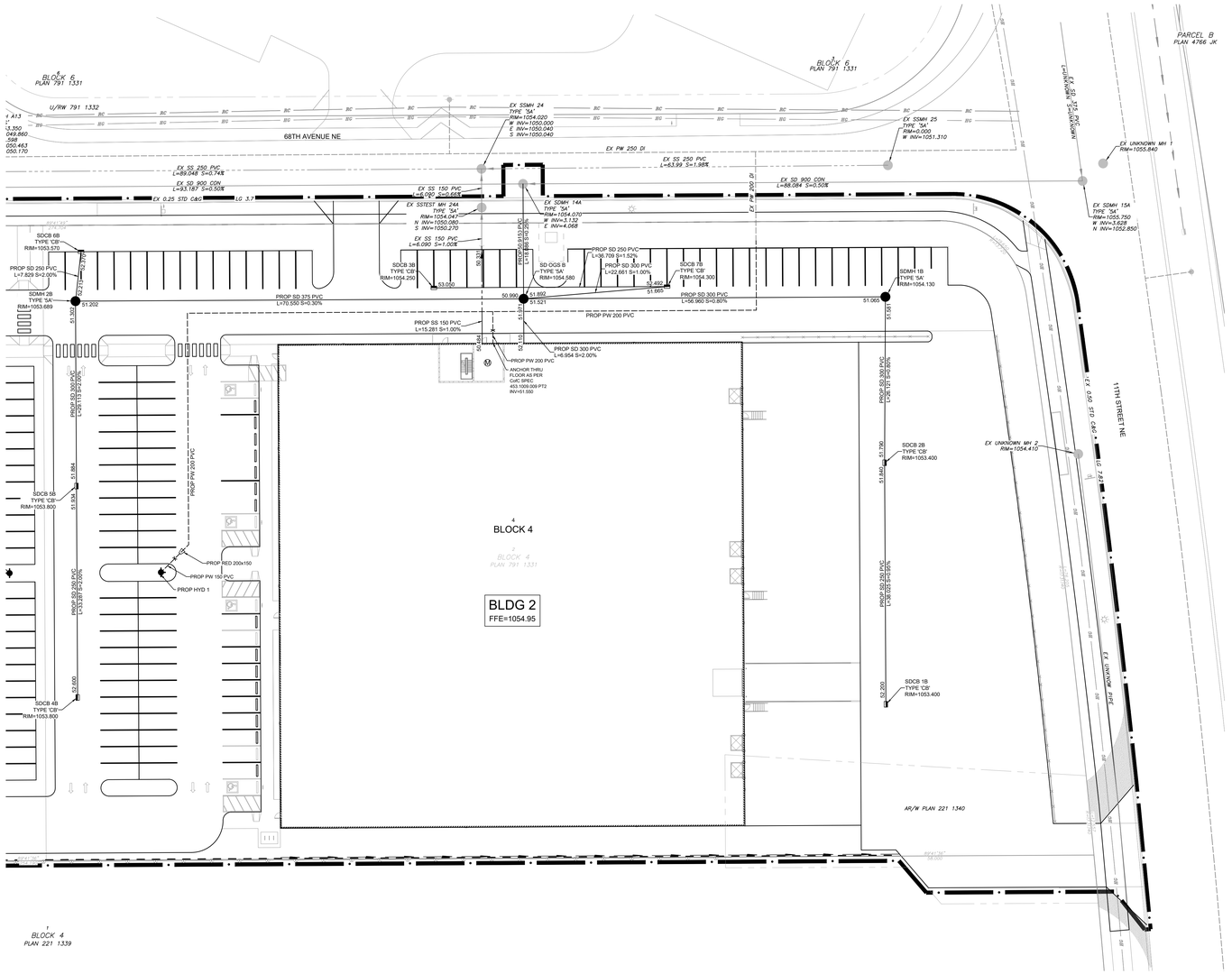
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PROJECT NO :	5359.0002.01
DRAWN BY :	CP
CHECKED BY :	MP

SHEET NO : **C-100**



LEGEND

- SITE BOUNDARY/LIMIT OF CONSTRUCTION

PROPOSED FEATURES

- GT — MANHOLE - GRATED TOP
- CATCHBASIN
- SWALE
- 1.0% — SLOPE/GRADE ARROWS
- 98.16 — SPOT ELEVATIONS
- EDGE OF BUILDING

EXISTING FEATURES

- CATCHBASIN
- EX SWALE CON — SWALE
- 5.0% — SLOPE/GRADE ARROWS
- 97.98 — SPOT ELEVATIONS

1:300 (0, 6, 12 m)

CLIENT LOGO

No.	ISSUANCE	DATE
1	ISSUED FOR DP SUBMISSION	2026-06-12
2	ISSUED FOR DTR1	2026-09-24

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CLIENT

XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK 4;Lot 2

TITLE

SITE SERVICING PLAN

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

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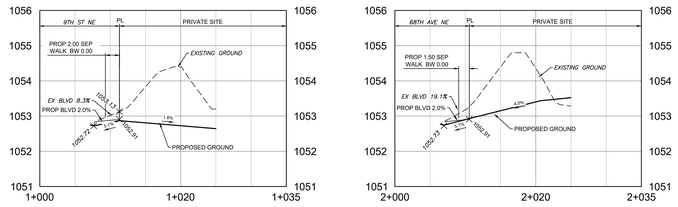
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DRAWN BY	CP
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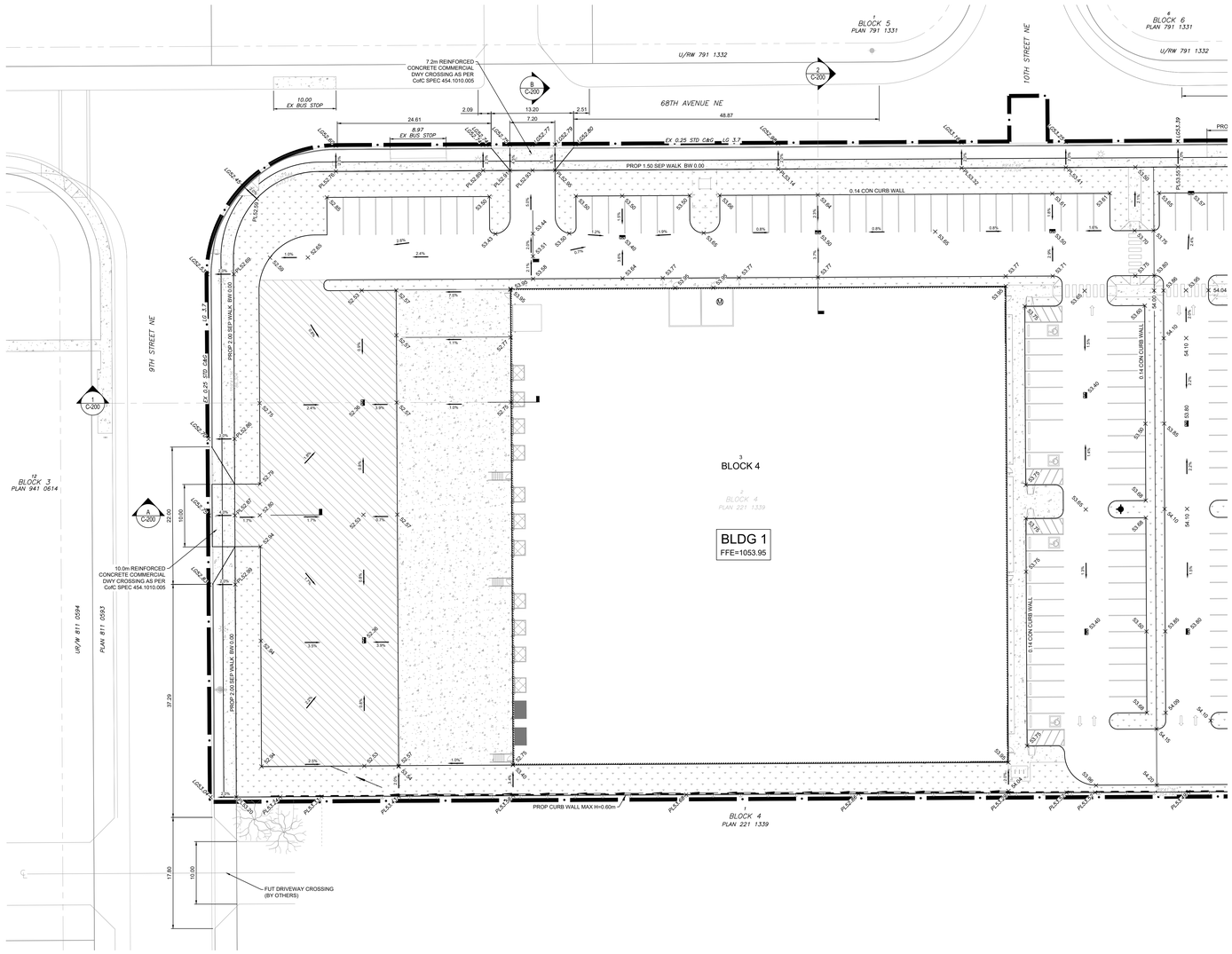
SHEET NO :

C-101



DRIVEWAY CROSSING SECTION A

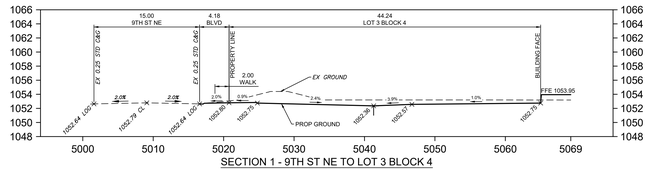
DRIVEWAY CROSSING SECTION B



LEGEND

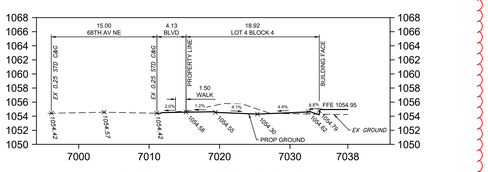
SITE BOUNDARY/LIMIT OF CONSTRUCTION

EXISTING FEATURES		PROPOSED FEATURES	
	CATCHBASIN	GT	MANHOLE - GRATED TOP
	SWALE		CATCHBASIN
2.0%	SLOPE/GRADE ARROWS		SWALE
× 97.98	SPOT ELEVATIONS	1.0%	SLOPE/GRADE ARROWS
		× 98.16	SPOT ELEVATIONS
			EDGE OF BUILDING



SECTION 1 - 9TH ST NE TO LOT 3 BLOCK 4

SCALE: 1:300



SECTION 2 - 68 AV NE TO LOT 3 BLOCK 4

SCALE: 1:300

1:300 0 6 12 m

No.	ISSUANCE	DATE
1	ISSUED FOR DP SUBMISSION	2026-06-12
2	ISSUED FOR DTR1	2026-09-24

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XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK:4;Lot:2

TITLE

SITE GRADING PLAN

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

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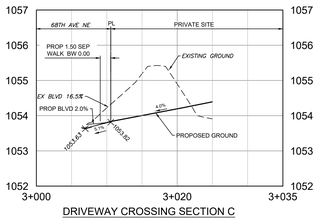
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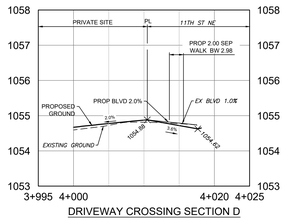
SCALE	AS NOTED
DATE	2026-05-29
PROJECT NO	5309.0002.01
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SHEET NO :

C-200



DRIVEWAY CROSSING SECTION C



DRIVEWAY CROSSING SECTION D

LEGEND

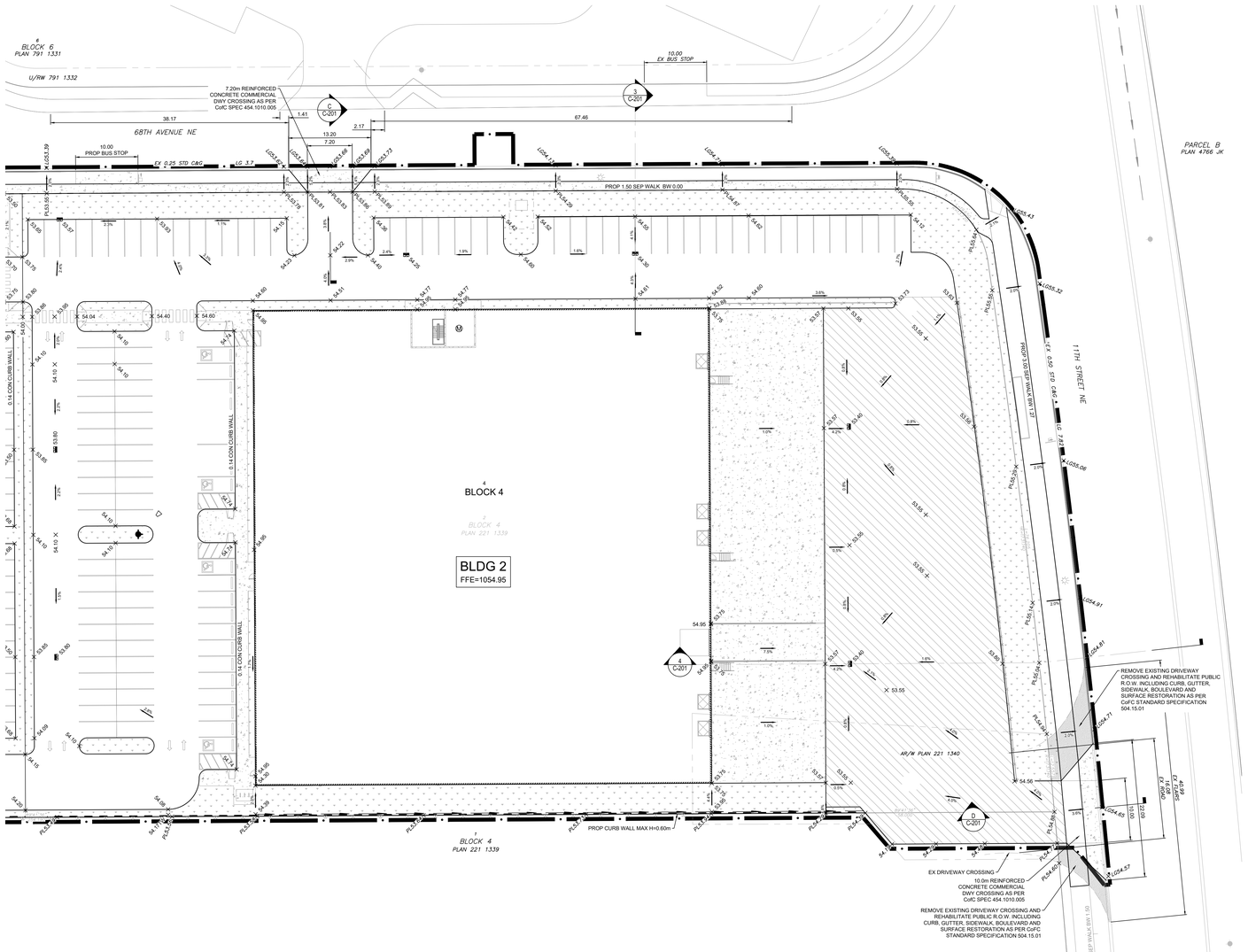
SITE BOUNDARY/LIMIT OF CONSTRUCTION

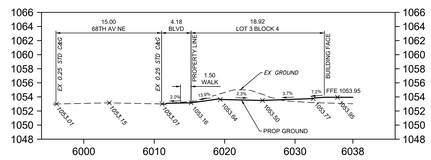
EXISTING FEATURES

- CATCHBASIN
- SWALE
- SLOPE/GRADE ARROWS
- 97.98 SPOT ELEVATIONS

PROPOSED FEATURES

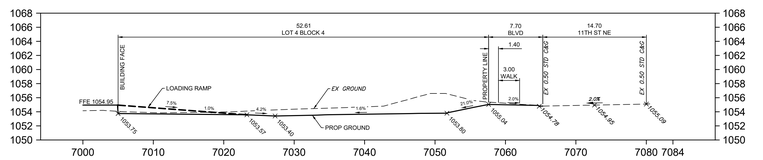
- GT MANHOLE - GRATED TOP
- CATCHBASIN
- SWALE
- 1.0% SLOPE/GRADE ARROWS
- 98.16 SPOT ELEVATIONS
- EDGE OF BUILDING





SECTION 3 - 68 AV NE TO LOT 4 BLOCK 4

SCALE: 1:300



SECTION 4 - 11TH ST NE TO LOT 4 BLOCK 4

SCALE: 1:300

1:300 0 6 12 m

No.	ISSUANCE	DATE
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2	ISSUED FOR DTR1	2026-09-24

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XXIII CAPITAL INC.

SUITE 2900, 421 7th AVENUE SW

PROJECT

68TH AVENUE NE DEVELOPMENT

1115 68 AVE NE
PLAN 2211339; BLOCK 4;Lot 2

TITLE

SITE GRADING PLAN

WALTERFEDY

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