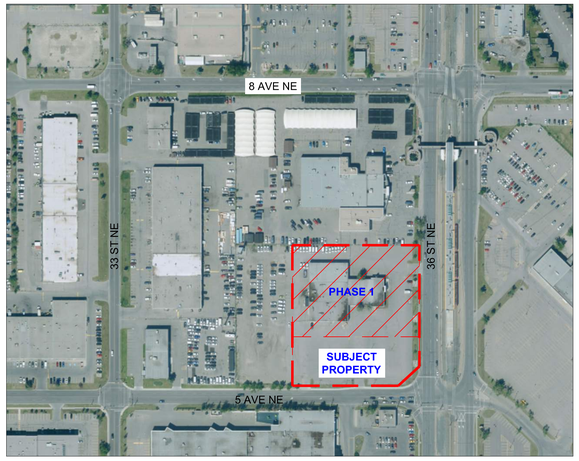
STATION 36

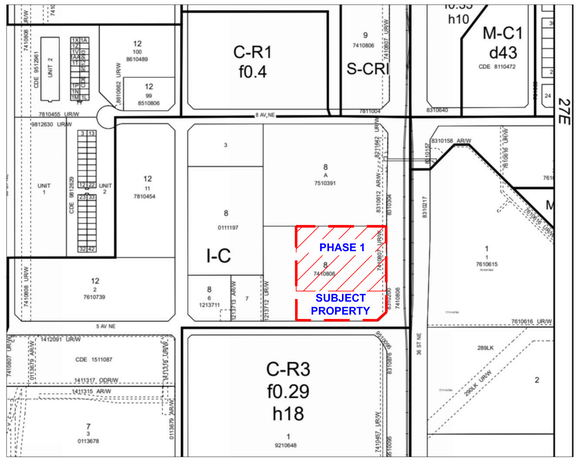
CALGARY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT



N

1 DP0.0 VICINITY PLAN
SCALE N.T.S.



N

2 DP0.0 LAND USE MAP
SCALE N.T.S.

SITE INFORMATION

PROJECT INFORMATION	PROPOSED NEW TENANT COMMERCIAL/INDUSTRIAL BUILDING AND SITE DEVELOPMENT,
LEGAL DESCRIPTION	LOT, BLOCK 8, PLAN 741 0806
MUNICIPAL ADDRESS	615 36 STREET NE, CALGARY, ALBERTA

DRAWING LIST

ARCHITECTURAL
BCW ARCHITECTS

DP0.0	COVER PAGE AND SITE INFORMATION
DP1.0	OVERALL SITE PLAN
DP1.1	SITE DETAILS
DP1.2	SITE DETAILS
DP1.3	LANDSCAPE PLAN
DP1.4	TRUCK SWEEP PATH PLANS
DP2.0	PROPOSED CRU FLOOR PLAN
DP3.0	EXISTING BUILDING ELEVATIONS
DP3.1	PROPOSED BUILDING ELEVATIONS

CIVIL
RICHVIEW ENGINEERING INC.

C01	SITE SERVICING PLAN
C02	SITE GRADING PLAN

ELECTRICAL
KEEN ENGINEERING

E0-1	LEGENDS, NOTES AND DRAWING LIST
E0-2	SITE AREA LIGHTING AND LIGHTING SCHEDULE
E1-0	SINGLE LINE DIAGRAM
E6-0	ELECTRICAL SPECIFICATIONS

DEVELOPMENT SYNOPSIS

CITY OF CALGARY, LAND USE BYLAW 1P2007

ZONING	I-C: INDUSTRIAL - COMMERCIAL DISTRICT
USE	PERMITTED USE: GROUP B
PARCEL AREA	±3.59 ACRES (±1.452 Ha)
SCOPE SITE AREA	PHASE 1 : ±2.39 ACRES (±9,654.05m² / ±103,915.30ft²)
BUILDING AREA	**GFA: ±2,561m² (±27,568ft²)** EXISTING BUILDING
BUILDING SETBACKS	MINIMUM FRONT YARD SETBACK 6.0m MINIMUM REAR YARD SETBACK 1.2m MINIMUM SIDE YARD SETBACK 1.2m
BUILDING HEIGHT	REQUIRED 12.0m MAXIMUM PROVIDED 7.74m EXISTING
FLOOR AREA RATIO	REQUIRED 1.0 MAXIMUM PROVIDED 0.26 EXISTING

PARKING ANALYSIS

REQUIRED	4 STALLS PER 100.0m² OF GROSS USABLE FLOOR AREA (±2,481m² ÷ 100.0m²) x 4 = 100 STALLS MINIMUM
DESIGNATED	51-100 : 4 STALLS FOR EACH ADDITIONAL INCREMENT OF 100 OR PART THEREOF : 1 STALL TOTAL REQUIRED : **5 STALLS**
PROVIDED	126 STALLS 6 BARRIER FREE STALLS **132 TOTAL PARKING STALLS**
BICYCLE PARKING	1.0 BICYCLE PARKING STALL CLASS 2 PER 250.0m² OF GROSS USABLE FLOOR AREA ±2,481m² ÷ 250.0m² = **10 STALLS MINIMUM**

LANDSCAPE CALCULATIONS

LANDSCAPING IN SETBACK AREAS	WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A STREET / PARCEL, THE SETBACK AREA MUST: - BE A SOFT SURFACED LANDSCAPED AREA; - PROVIDE A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS FOR EVERY 35.0m² FRONT SETBACK: ±500.0m² ÷ 35m² = 15 TREES; 30 SHRUBS SIDE SETBACK: ±139.0m² ÷ 35m² = 4 TREES; 8 SHRUBS REAR SETBACK: ±100.0m² ÷ 35m² = 3 TREES; 6 SHRUBS MINIMUM TREES REQUIRED: **22 TREES** MINIMUM SHRUBS REQUIRED: **44 SHRUBS**
PLANTING REQUIREMENTS	1. ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN **CALGARY** AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION. 2. A MINIMUM OF 25% OF ALL TREES REQUIRED MUST BE CONIFEROUS. 3. DECIDUOUS TREES MUST HAVE A MINIMUM CALLIPER OF 50mm AND AT LEAST 50% OF THE PROVIDED DECIDUOUS TREES MUST HAVE A MINIMUM CALLIPER OF 75mm AT THE TIME OF PLANTING. 4. CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 2.0m AND AT LEAST 50% OF THE PROVIDED CONIFEROUS TREES MUST BE A MINIMUM OF 3.0m IN HEIGHT AT THE TIME OF PLANTING. 5. SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6m AT THE TIME OF PLANTING.
SOFT-LANDSCAPED AREA %	EXISTING (FRONT) : ±360.55 m² PROPOSED : ±518.54 m² **TOTAL : ±879.09 m²** (±879.09 m² ÷ ±9,654.05m²) x 100 = **9.11%**

DAYCARE USE CALCULATIONS

DAYCARE CAPACITY CALCULATION	**UNIT 16 & 17: CHILD CARE SERVICE** TOTAL FLOOR AREA: 477m² ASSUMED USABLE PLAY SPACE: 477m² X 70% = 334m²
LICENCE CAPACITY:	3.0 SQUARE METRES OF PRIMARY PLAY SPACE MULTIPLIED BY THE LICENSED CAPACITY FOR DAYCARE IF THE LICENCE HOLDER PROVIDES DAYCARE; 334m² ÷ 3.0m² = 111 CHILDREN
OUTDOOR PLAY SPACE:	111 CHILDREN X 50% = 56 CHILDREN 56 CHILDREN X 4.5M² = 252m² PLAY SPACE
DEDICATED PARKING STALLS FOR PICK-UP & DROP-OFF:	REQUIRES A MINIMUM OF 1.0 PICK-UP AND DROP-OFF STALLS PER 10 CHILDREN; 111÷10 = 11.1 ~ **11 STALLS**

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Client

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Project

STATION 36

615 36 STREET N.E.
CALGARY, ALBERTA

LOT, BLOCK 8, PLAN 741 0806

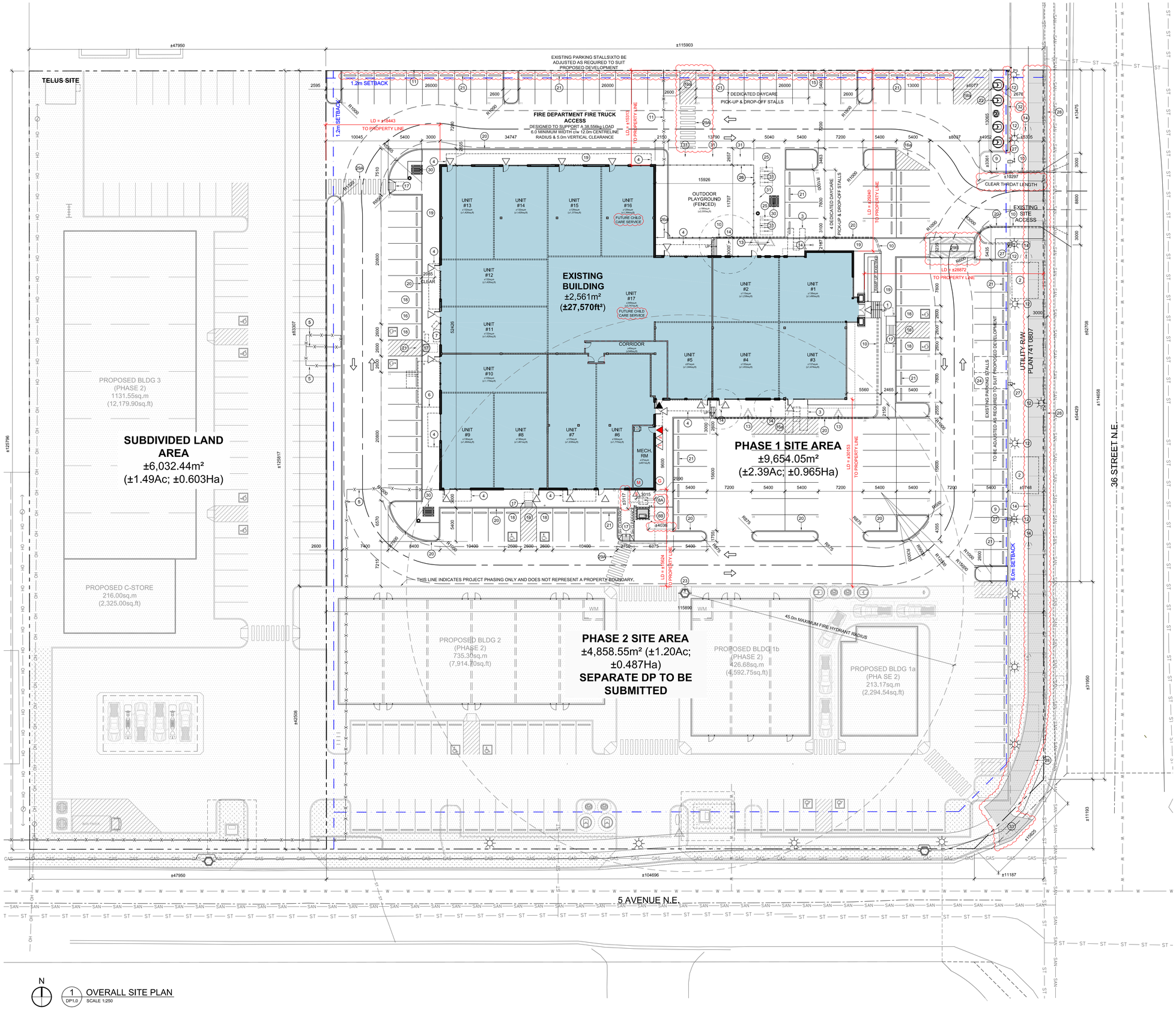
Drawing

COVER PAGE AND SITE INFORMATION

Drawn by: RB, VB **Checked by:** RB
Scale: 1:250 **Approval by:** PW

Date:	Project No.:
FEB. 2026	26010

DP0.0



1 DP1.0 OVERALL SITE PLAN
SCALE 1:250

SITE PLAN KEYNOTES

** FOR SITE DETAILS, SEE DRAWING SHEET DP1.1

1. EXISTING CONCRETE STAIRS AND BARRIER-FREE RAMP TO REMAIN.
2. EXISTING CONCRETE PAD AT URW TO BE REMOVED.
3. EXISTING CONCRETE STAIRS AND CAR RAMP TO BE REMOVED.
4. EXISTING CONCRETE PAD TO BE REMOVED.
5. EXISTING CHAINLINK FENCE TO BE REMOVED.
6. EXISTING TRAILER TO BE REMOVED.
7. EXISTING WATER TANK AND BARRIERS TO BE REMOVED.
- 6A. EXISTING TRANSFORMER TO BE RELOCATED.
- 6B. PROPOSED RELOCATION OF TRANSFORMER c/w BOLLARDS.
9. EXISTING CONCRETE CURB TO REMAIN.
10. EXISTING CONCRETE CURB TO BE REMOVED.
11. EXISTING PERIMETER CHAINLINK FENCE AND/OR SLIDING GATE TO REMAIN.
12. EXISTING SITE LIGHTING TO BE REMOVED.
13. EXISTING METAL TRAFFIC SIGN TO BE REMOVED.
14. EXISTING TREES / SHRUBS TO BE REMOVED.
15. EXISTING CHAINLIK FENCE GAP TO BE CLOSED OFF. SITE CONFIRM LOCATION AND EXTENT.
16. PROPOSED BARRIER-FREE ACCESS AISLE c/w 100mm WIDE PAINTED DIAGONAL STRIPE, 2 COATS OF YELLOW BEADED REFLECTIVE PAINT.
- 16a. PROPOSED NO PARKING ZONE c/w 100mm WIDE PAINTED DIAGONAL STRIPE, 2 COATS OF YELLOW BEADED REFLECTIVE PAINT.
17. PROPOSED DEPRESSED BARRIER-FREE CONCRETE RAMP, REFER TO SITE DETAILS.
18. PROPOSED BARRIER-FREE PARKING STALL c/w PAINTED "YELLOW" SYMBOL & METAL TRAFFIC SIGN. REFER TO SITE DETAILS.
19. PROPOSED CONCRETE SIDEWALK, BROOM FINISH. REFER TO SITE DETAILS.
20. PROPOSED CONCRETE CURB. REFER TO SITE DETAILS AND CIVIL DRAWINGS.
- 21. PROPOSED CONCRETE WHEEL STOPS. REFER TO SITE DETAILS.
22. PROPOSED SEMI-UNDERGROUND WASTE CONTAINERS. DEMO EXISTING PARKING STALLS AS REQUIRED. REFER TO SITE DETAILS.
23. PROPOSED FIRE HYDRANT. REFER TO CIVIL DRAWINGS.
24. EXISTING PYLON SIGN LOCATION. FUTURE SIGNAGE PERMIT TO BE APPLIED FOR SEPARATELY.
25. PROPOSED CLASS 2 BICYCLE STALL. REFER TO SITE DETAILS.
26. PROPOSED 1.80m HIGH CHAIN LINK FENCE. REFER TO SITE DETAILS.
- 26a. PROPOSED CHAIN LINK FENCE GATE.
27. PROPOSED SITE LIGHTING. REFER TO ELECTRICAL DRAWINGS.
- 28. PROPOSED 3.0m WIDE ASPHALT MULTI-USE PATHWAY. EXISTING SIDEWALK TO BE REMOVED AND REPLACED.
- 29A. PROPOSED PEDESTRIAN CROSSWALK.
- 29B. PROPOSED RAISED PEDESTRIAN CROSSWALK. REFER TO SITE DETAILS.
30. PROPOSED OUTDOOR AMENITY SPACE.
31. PROPOSED HEAVY-DUTY PLANTERS.
- 32. PROPOSED 1.2m HIGH LOW VISUAL FENCE. REFER TO SITE DETAILS.
- 33. EXISTING WHEEL CHAIR RAMP TO BE REMOVED AND REPLACED. REFER TO CIVIL DRAWINGS.

SITE PLAN GENERAL NOTES

1. SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL AND LANDSCAPE DRAWINGS.
2. EXISTING PARKING STALLS MAY BE REMOVED, RELOCATED, AND/OR RESTRIPED AS REQUIRED TO ACCOMMODATE PROPOSED DEVELOPMENT.
3. PROPOSED PARKING STALLS SHALL BE CONSTRUCTED WITH LIGHT DUTY ASPHALT.

SITE PLAN LEGEND

- TENANT ENTRANCE LOCATION
- PRINCIPAL ENTRANCE
- FIRE FIGHTER'S ENTRANCE AND FIRE ANNUNCIATOR PANEL LOCATION
- WATER METER LOCATION
- BUILDING EXIT LOCATION
- FIRE DEPARTMENT LOCKBOX LOCATION
- SIAMESE CONNECTION
- GAS METER LOCATION
- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- FIRE TRUCK ACCESS ROUTE

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■ Client

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■ Project

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LOT, BLOCK 8, PLAN 741 0806

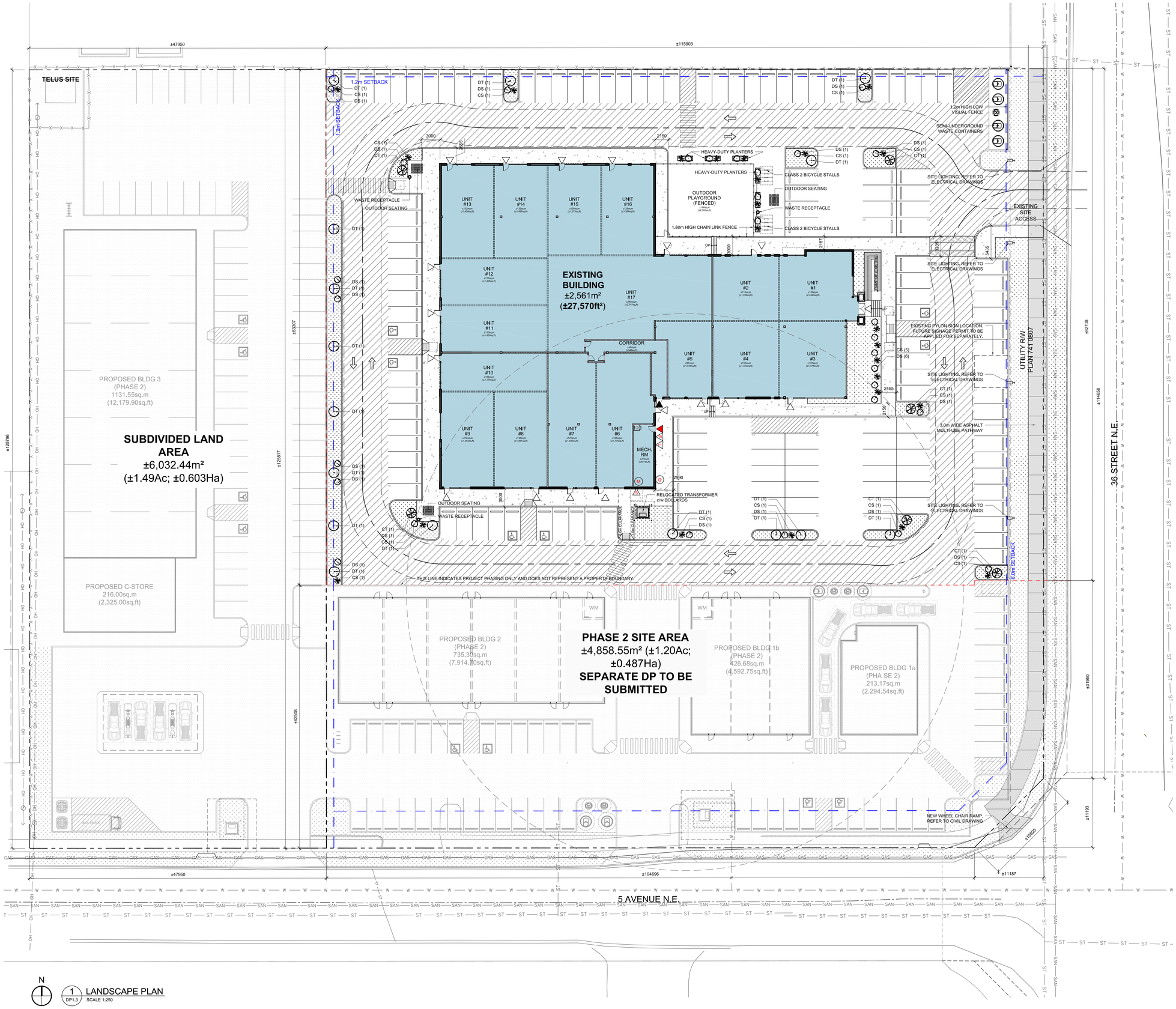
■ Drawing

OVERALL SITE PLAN

Drawn by: RB, VB **Checked by:** RB
Scale: 1:250 **Approval by:** PW

Date:	Project No.:
FEB. 2026	26010

DP1.0



N

1 DP1.3 LANDSCAPE PLAN
SCALE 1:250

LANDSCAPE NOTES

1. SEE SITE PLAN FOR ALLOCATION OF THE TREES AND SHRUBS, EXACT PLANTING LOCATION TO BE DETERMINED ON SITE.
2. THE QUALITY AND EXTENT OF THE LANDSCAPING ESTABLISHED ON SITE SHALL BE THE MINIMUM STANDARD TO BE MAINTAINED ON THE SITE FOR THE LIFE OF THE DEVELOPMENT.
3. ALL TREES AND SHRUBS SHALL BE PROVIDED WITH A LOW WATER UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH RAIN/SOIL MOISTURE SENSOR, FLOW SENSOR AND MASTER VALVE FOR LEAK DETECTION.
4. IN ADDITION TO ALL OTHER LANDSCAPING REQUIREMENTS, ALL CITY BOULEVARDS ADJOINING THE SITE SHALL BE LANDSCAPED.
5. ALL SHRUB MATERIAL SHALL BE PLANTED IN BEDS WITH APPROPRIATE GROUND COVER OF MULCH, MINIMUM DEPTH IS 100mm. REFER TO SITE DETAILS.
6. MINIMUM TOPSOIL DEPTH SHALL BE AS FOLLOWS: 300mm FOR SODDED AREAS, AND 600mm FOR PLANTING BEDS OR AS NOTED BY CIVIL CONSULTANT.
7. ALL PROPOSED TREES & SHRUBS TO BE DROUGHT RESISTANT.
8. ALL LANDSCAPE ISLANDS WILL BE CONSTRUCTED TO HAVE A MINIMUM DEPTH OF 0.75M AND A MINIMUM VOLUME OF 15m³ .
9. ALL LANDSCAPE TO BE INSTALLED BY END OF DEVELOPMENT PERMIT COMPLETION.

LANDSCAPING LEGEND

DS	**DECIDUOUS SHRUB (MIN. 600mm HEIGHT & 600mm SPREAD)** RECOMMENDED DECIDUOUS SHRUBS: RED BARBERRY, GOLDFINGER POTENTILLA, SNOWBERRY **QTY. 23**
CS	**CONIFEROUS SHRUB (MIN. 600mm HEIGHT & 600mm SPREAD)** RECOMMENDED CONIFEROUS SHRUBS: MUGO PINE, SAVIN JUNIPER, NEST SPRUCE **QTY. 18**
DT	**DECIDUOUS TREE (MIN. 50mm CALIPER; 50% 75mm CALIPER)** RECOMMENDED DECIDUOUS TREES: SNOWBIRD HAWTHORN, SNOWY MOUNTAIN ASH, BUCKEYE **QTY. 16**
CT	**CONIFEROUS TREE (MIN. 2.0m; 50% 3.0m HEIGHT)** RECOMMENDED CONIFEROUS TREES: SIBERIAN LARCH, COLORADO BLUE SPRUCE, WHITE SPRUCE **QTY. 6**

- PROPOSED SOFT LANDSCAPED AREA: MULCH
- PROPOSED SOFT LANDSCAPED AREA: GRASS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT MULTI-USE SIDEWALK
- LIGHT DUTY ASPHALT
- EXISTING SOFT LANDSCAPED AREA: GRASS
- HEAVY-DUTY ASPHALT DESIGNED TO SUPPORT 36,556kg/85,000lbs LOAD

SITE PLAN LEGEND

- TENANT ENTRANCE LOCATION
- PRINCIPAL ENTRANCE
- FIRE FIGHTER'S ENTRANCE AND FIRE ANNUNCIATOR PANEL LOCATION
- WATER METER LOCATION
- BUILDING EXIT LOCATION
- FIRE DEPARTMENT LOCKBOX LOCATION
- SIAMESE CONNECTION
- GAS METER LOCATION
- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- FIRE TRUCK ACCESS ROUTE

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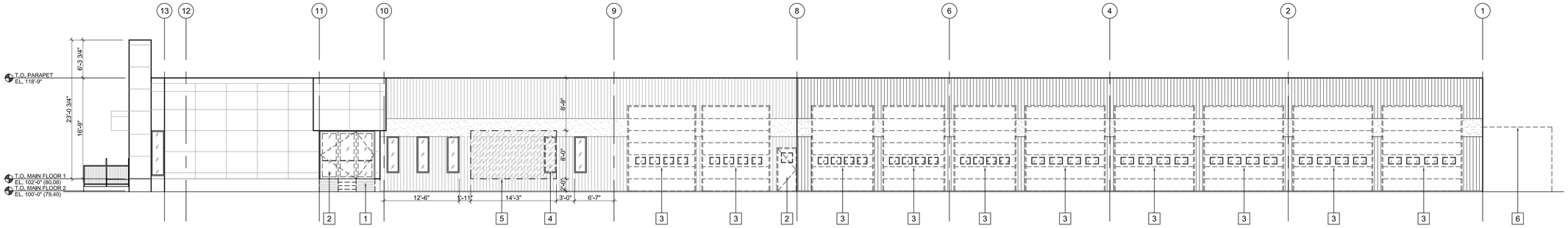
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LANDSCAPE PLAN

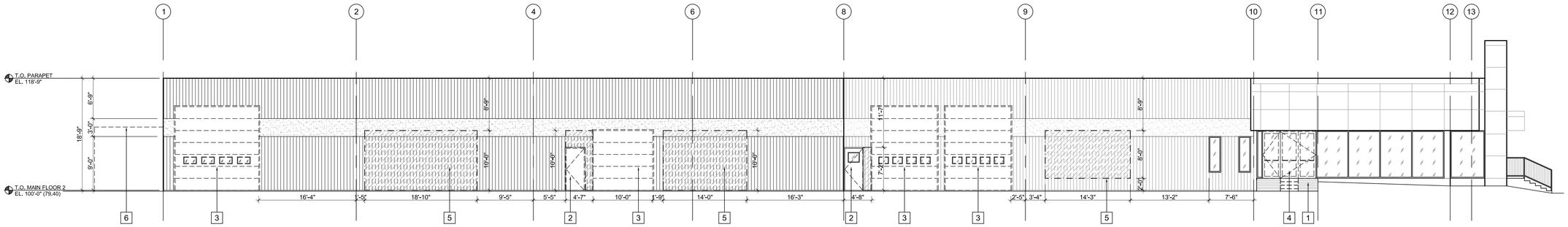
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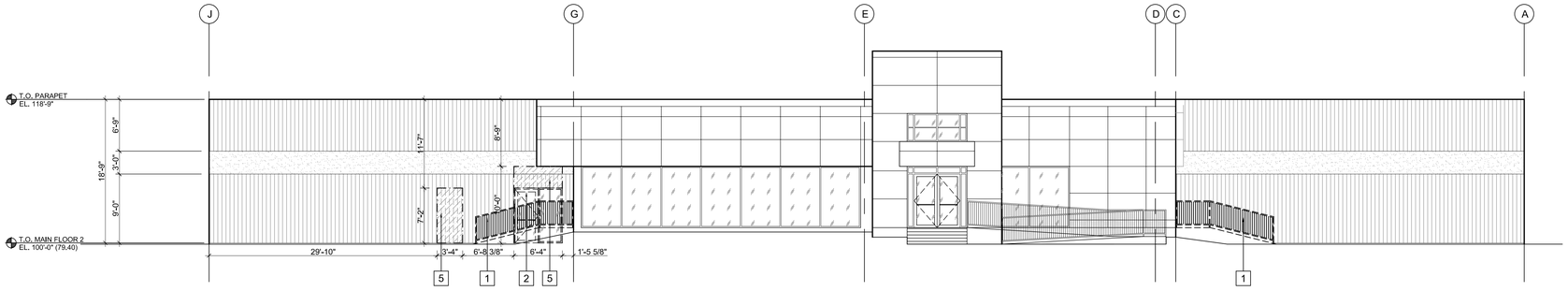
DP1.3



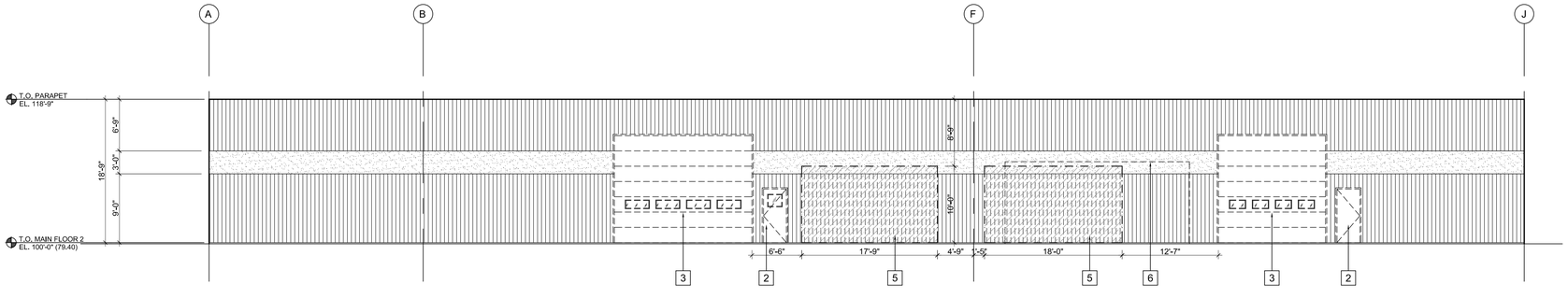
1 DP3.0 NORTH ELEVATION - EXISTING
SCALE 1/8" = 1'-0"



2 DP3.0 SOUTH ELEVATION - EXISTING
SCALE 1/8" = 1'-0"



3 DP3.0 EAST ELEVATION - EXISTING
SCALE 1/8" = 1'-0"



4 DP3.0 WEST ELEVATION - EXISTING
SCALE 1/8" = 1'-0"

DEMO KEYNOTES

1. EXISTING CAR RAMP AND STAIRS TO BE DEMOLISHED.
2. EXISTING MANDOOR AND FRAME TO BE REMOVED.
3. EXISTING OVERHEAD DOOR AND FRAME TO BE REMOVED.
4. EXISTING GLAZING AND FRAME TO BE REMOVED.
5. PORTION OF EXISTING EXTERIOR PRECAST CONCRETE PANEL TO BE REMOVED. REFER TO FLOOR PLAN.
6. EXISTING BODY SHOP OFFICE TO BE DEMOLISHED.

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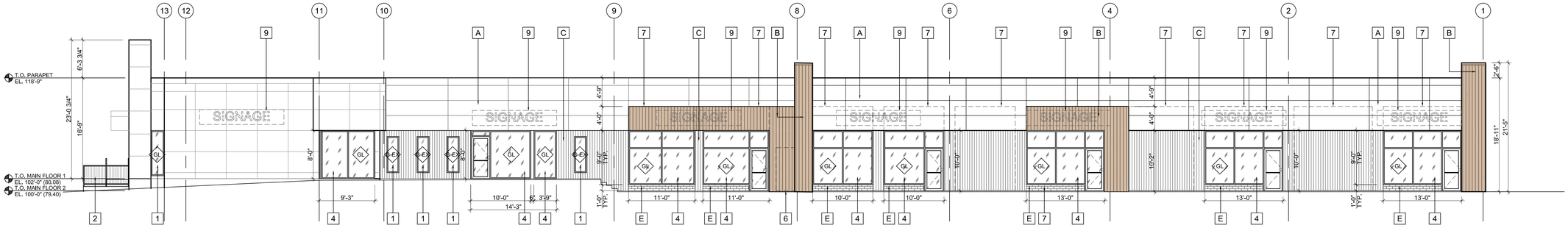
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EXISTING BUILDING ELEVATIONS

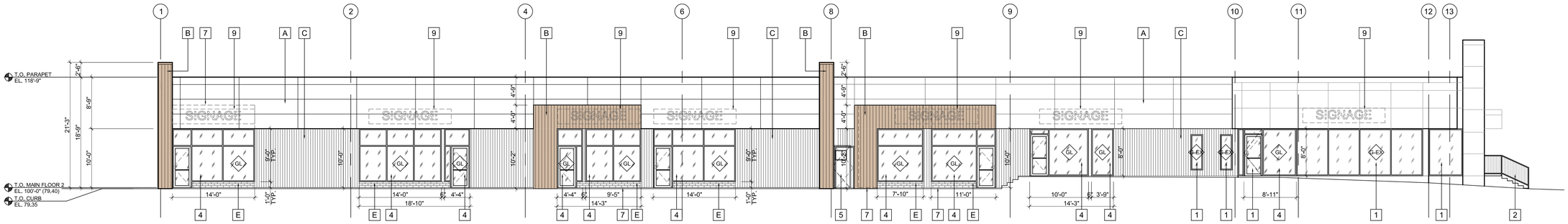
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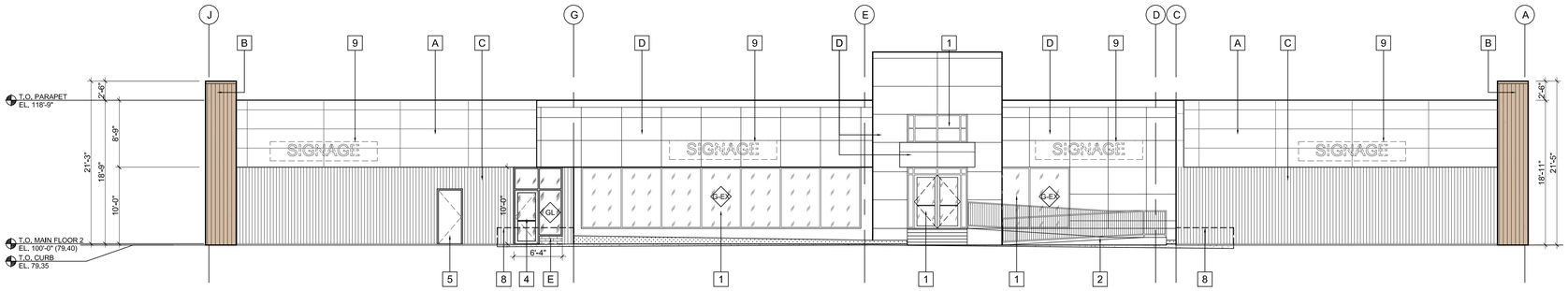
DP3.0



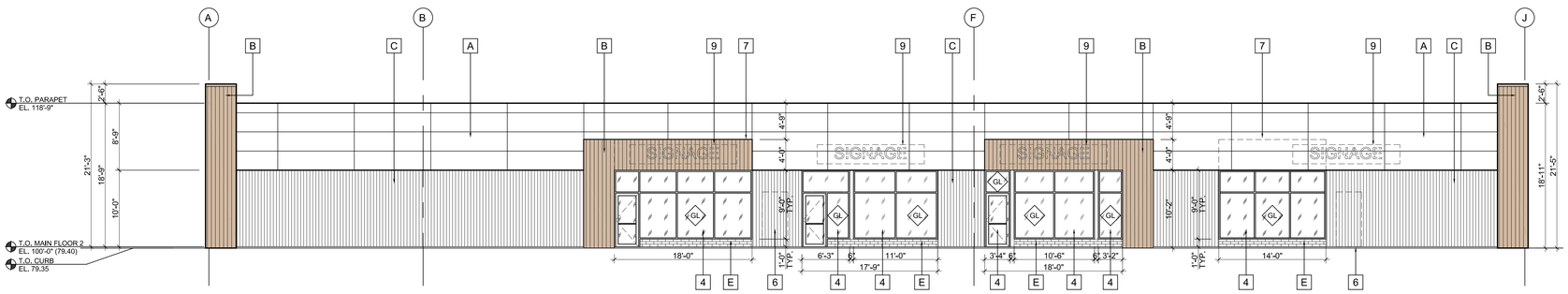
1 DP3.1 NORTH ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"



2 DP3.1 SOUTH ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"



3 DP3.1 EAST ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"



4 DP3.1 WEST ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"

ELEVATION KEYNOTES

1. EXISTING GLAZING/DOOR WITH CLEAR GLAZING AND CLEAR ANODIZED FRAME TO REMAIN.
2. EXISTING CONCRETE STAIRS AND BARRIER-FREE RAMP TO REMAIN.
3. NOT USED.
4. PROPOSED STOREFRONT GLAZING/DOOR WITH CLEAR GLAZING AND CLEAR ANODIZED ALUMINUM FRAMES.
5. PROPOSED PRESSED STEEL FRAME AND METAL DOOR. COLOR: TO MATCH ADJACENT CLADDING.
6. FRAME EXISTING MANDOOR OPENING WITH STEEL STUDS.
7. FRAME EXISTING OVERHEAD DOOR OPENING WITH STEEL STUDS AS REQUIRED.
8. LINE OF PROPOSED ELEVATED SIDEWALK TO ACCOMMODATE DIFFERING FLOOR LEVELS. REFER TO CIVIL DRAWINGS.
9. PROPOSED FUTURE SIGNAGE LOCATION ONLY. PERMIT TO BE APPLIED FOR SEPARATELY.

EXTERIOR FINISHES

- A METAL CLADDING, FLAT PROFILE. COLOR: WHITE/LIGHT GREY
- B METAL CLADDING, FLAT PROFILE. COLOR: WOOD-GRAIN
- C CORRUGATED METAL CLADDING. COLOR: WHITE
- D EXISTING WHITE ALUMINUM COMPOSITE PANEL CLADDING.
- E STONE VENEER CLADDING. COLOR: WHITE/LIGHT GREY

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LOT, BLOCK 8, PLAN 741 0806

Drawing

PROPOSED BUILDING ELEVATIONS

Drawn by: RB, VB **Checked by:** RB
Scale: 1/8"=1'-0" **Approval by:** PW

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DP3.1