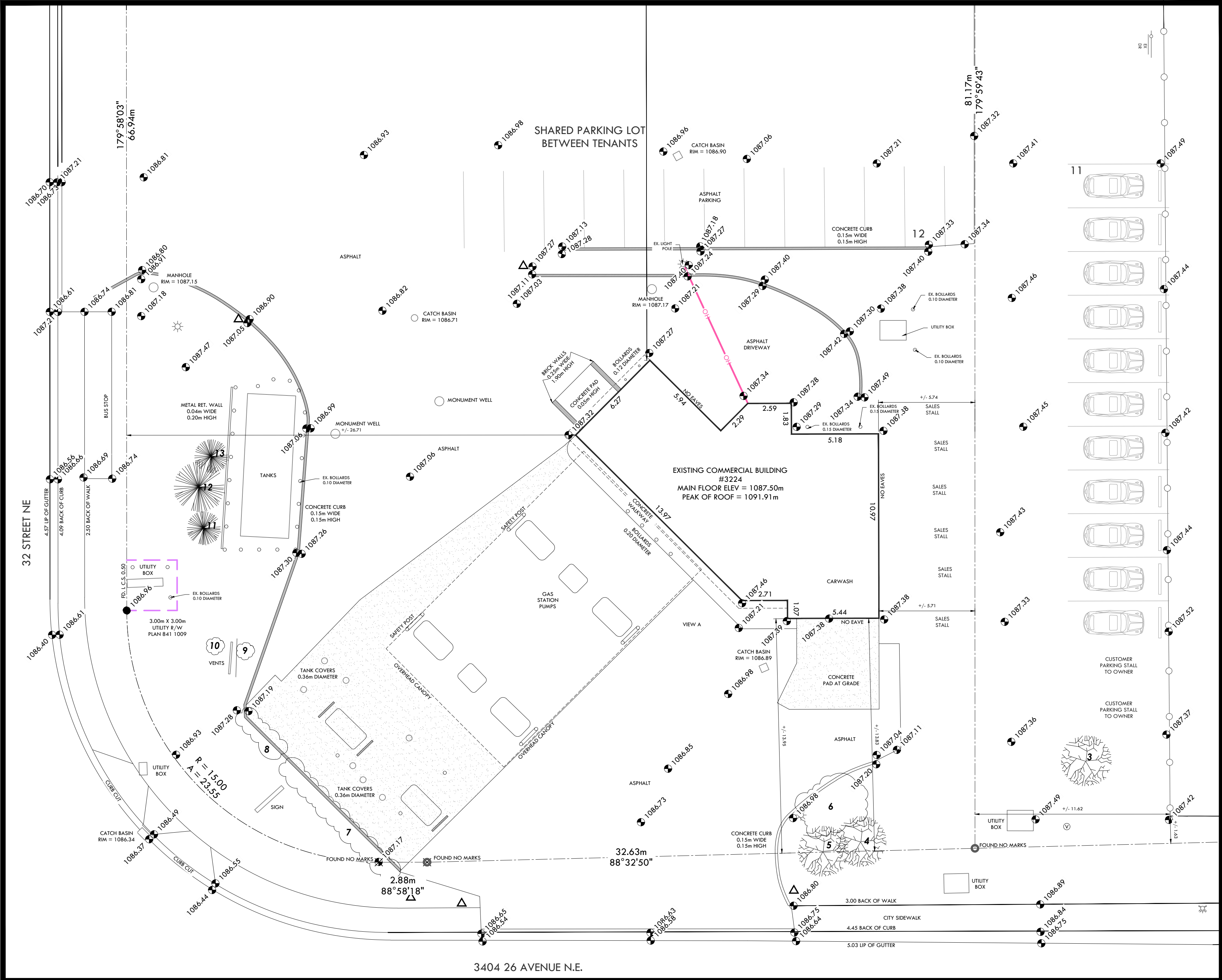




**EXISTING SITE PLAN LEGEND**

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING FENCE
- EXISTING ROOF OVERHANG
- LINE OF ITEMS TO BE REMOVED
- EX. OVERHEAD POWER-LINES
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING ELECTRICAL CABLE
- POWER-LINE AERIAL TRESPASS
- TEMP. CONSTRUCTION FENCE
- TEMP. PROTECTION FENCE
- EXISTING FOUNDATION WINDOW
- EXISTING FOUNDATION MAIN DOOR
- EXISTING GEODEC ELEVATION
- END OF SEGMENT
- FOUND I PIN
- EXISTING WATER VALVE
- EXISTING DIMENSIONS
- EXISTING WOOD DECK
- EXISTING AREA OF STRUCTURE ABOVE
- AREA OF EXISTING BUILDING
- AREA OF EXISTING UR/W

**EX. GENERAL SITE PLAN INFORMATION**

**LEGAL DESCRIPTION**  
LOT: 1 AND 2  
BLOCK: 2  
PLAN: 841, 1008  
MUNICIPAL ADDRESS: 2748 32 STREET NE, CALGARY, ALBERTA

**EXISTING LOT INFORMATION**  
AREA OF EXISTING LOT: 4075.61 m<sup>2</sup> - PARCEL ARE TO BE ZONED DC 3622008.  
LOT IS OUTSIDE OF FLOODWAY FLOOD FENCE ZONE.  
GROSS FLOOR AREA OF EXISTING BUILDING: 3226.64 m<sup>2</sup>  
EXISTING LOT COVERAGE: 21.79%  
EXISTING MAIN FLOOR ELEV.: 1087.50m  
EXISTING BUILDING HEIGHT: 4.41m  
EXISTING ROOF PEAK: 1091.91m

**EXISTING PARKING STALLS: 23 (SHARED BETWEEN BUSINESSES)**

PLEASE NOTE: THE NOTES REFLECTED ABOVE REFER TO THE REAR OF THE PROPERTY. ANY CHANGES TO THE MAIN DWELLING WILL BE REFERENCE WITHIN THE PROPOSED DATA. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT ANOMALY DRAFTING AND DESIGN.

**EXISTING LANDSCAPING LEGEND**

- EXISTING POURED CONCRETE - EXISTING CONCRETE TO REMAIN
- EXISTING FENCE GATE - SEE EXISTING SITE PHOTOS FOR CLARIFICATION
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

**EXISTING SITE PLAN**  
SCALE: 1= 150m

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info: info@anomalydraftinganddesign.com  
phone: 403 971 9275

PROJECT TYPE:  
**TENANCY CHANGE**

AREA OF FLOOR:  
N/A

TOTAL DEV. SQFT:  
**4705 SQFT**

PROJECT ADDRESS:  
**2748 STREET NE CALGARY, AB**

ISSUED TO:  
MUNICIPALITY

PROJECT STATUS:  
**DEVELOPMENT PERMIT**

PROJECT NO.:  
DA086

DWG DATE M/D/Y:  
06/08/26

SCALE:  
1:150

ISSUE DATE M/D/Y:  
06/30/26

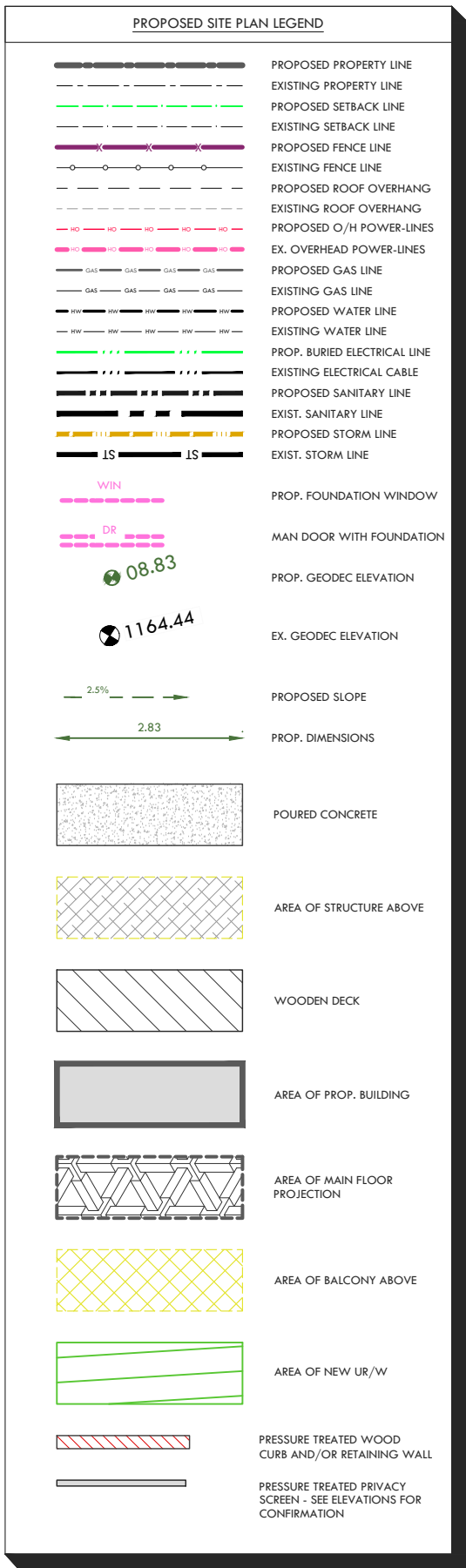
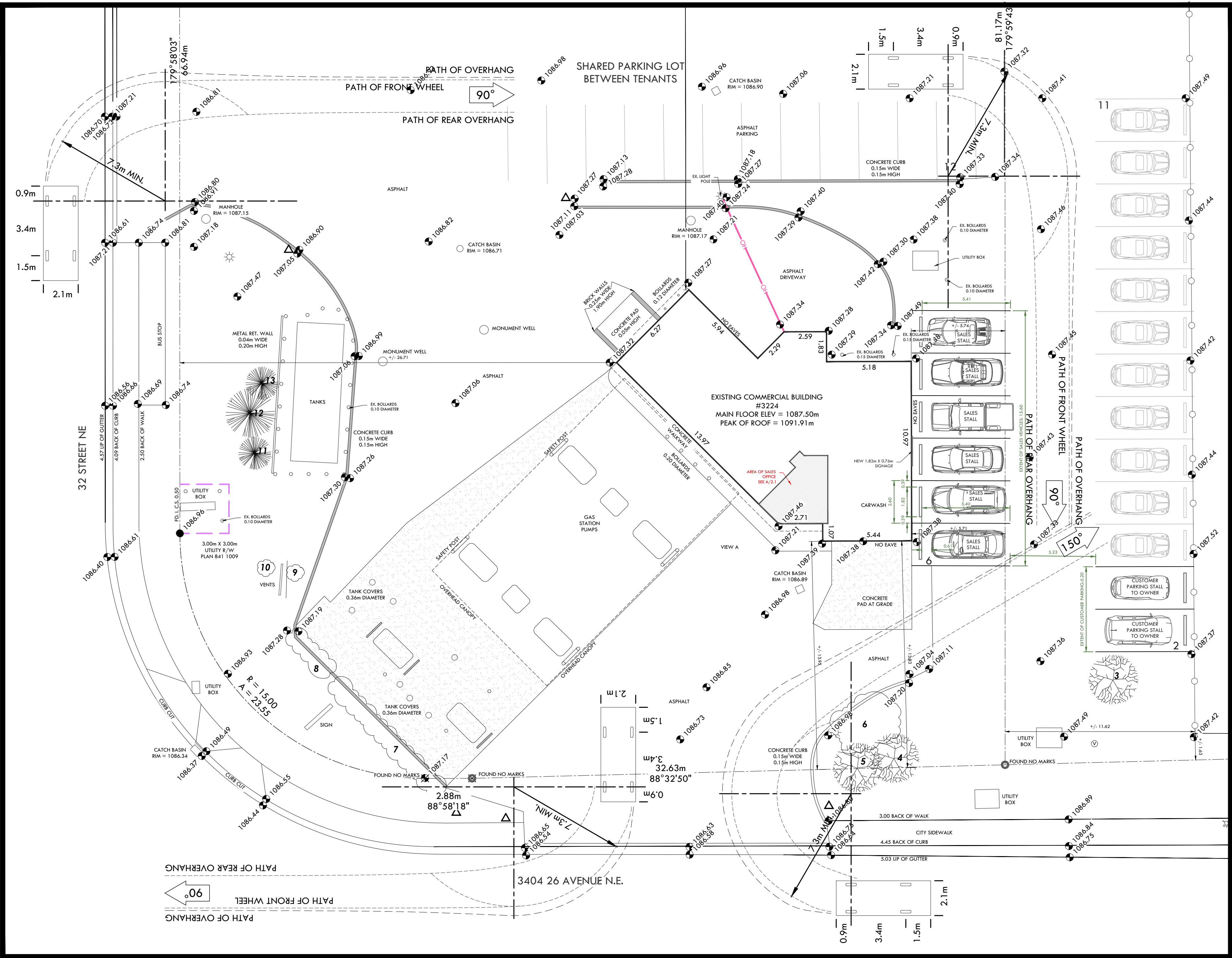
SHEET TITLE:  
**EXISTING SITE PLAN**

DRAFTER:  
EKS

REVISION ISSUE #:  
1

SHEET NO.:  
**A1.2**





| EX. GENERAL SITE PLAN INFORMATION                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION                                                                                                                                                                                                             | LOT: 1 AND 2<br>BLOCK: 2<br>PLAN: B41 1008<br>MUNICIPAL ADDRESS: 2748 32 STREET NE, CALGARY, ALBERTA                                                                                                                                                                                                                |
| EXISTING LOT INFORMATION                                                                                                                                                                                                      | AREA OF EXISTING LOT: 4075.61m² - PARCEL ARE TO BE ZONED DC 3622008.<br>LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.<br>GROSS FLOOR AREA OF EXISTING BUILDING: 326.64m²<br>EXISTING LOT COVERAGE: 21.79%<br>EXISTING MAIN FLOOR ELEV.: 1087.50m<br>EXISTING BUILDING HEIGHT: 4.41m<br>EXISTING ROOF PEAK: 1091.91m |
| EXISTING PARKING STALLS: 23 (SHARED BETWEEN BUSINESSES)                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                     |
| PLEASE NOTE: THE NOTES REFLECTED ABOVE REFER TO THE REAR OF THE PROPERTY. ANY CHANGES TO THE MAIN DWELLING WILL BE REFERENCED WITHIN THE PROPOSED DATA. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT ANOMALY DRAFTING AND DESIGN. |                                                                                                                                                                                                                                                                                                                     |

| PROPOSED DEVELOPMENT INFORMATION |                                                                                                      |
|----------------------------------|------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION                | LOT: 1 AND 2<br>BLOCK: 2<br>PLAN: B41 1008<br>MUNICIPAL ADDRESS: 2748 32 STREET NE, CALGARY, ALBERTA |
| PROPOSED SITE INFORMATION        | AREA OF EXISTING LOT: 4075.61m²<br>NUMBER OF SALES STALLS: 6<br>NUMBER OF CUSTOMER STALLS: 2         |

**PROPOSED SITE PLAN**  
SCALE: 1= 150m

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PROJECT STATUS:  
**DEVELOPMENT PERMIT**

SHEET TITLE:  
**PROPOSED SITE PLAN**

|                                 |                                                |                            |                             |                               |                           |
|---------------------------------|------------------------------------------------|----------------------------|-----------------------------|-------------------------------|---------------------------|
| PROJECT TYPE:<br>TENANCY CHANGE | PROJECT ADDRESS:<br>2748 STREET NE CALGARY, AB | PROJECT NO.:<br>DA086      | SCALE:<br>1:150             | DRAFTER:<br>EKS               | SHEET NO.:<br><b>A1.3</b> |
| AREA OF FLOOR:<br>N/A           | TOTAL DEV. SQFT:<br>4705 SQFT                  | ISSUED TO:<br>MUNICIPALITY | DWG DATE M/D/Y:<br>06/30/26 | ISSUE DATE M/D/Y:<br>06/30/26 | REVISION ISSUE #:<br>1    |