

JC CONSTRUCTION - WARD TIRECRAFT

CALGARY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT

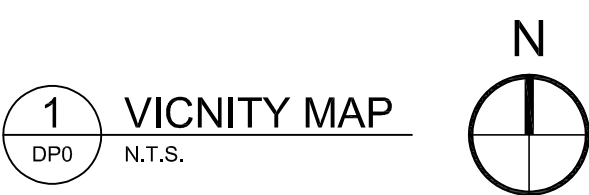


NOTE: EXTERIOR RENDERING SHOWN FOR DESIGN INTENT PURPOSES ONLY

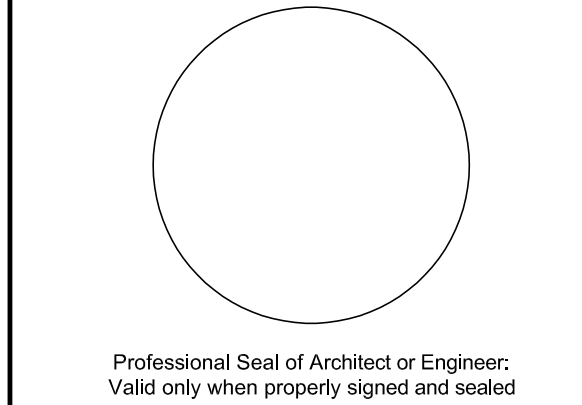
SITE INFORMATION	
PROJECT INFORMATION	NEW CONSTRUCTION, 2 STOREY OFFICE, SHOWROOM, & WAREHOUSE
LEGAL DESCRIPTION	LOT: 7 BLOCK: 6 PLAN: 2512034
MUNICIPAL ADDRESS	5010 54 STREET SE, CALGARY, AB
SITE AREA	1.64 Ha (4.06 acres, 16,434.45 m ²)
ZONING	I-G INDUSTRIAL GENERAL
BUILDING FOOTPRINT	±3,112.25m ² (±33,500.01ft ²)
GROSS BUILDING AREA	MAIN FLOOR OFFICE 389.65 m ² (4,194.20 ft ²)
	WAREHOUSE 2,720.31 m ² (29,281.13 ft ²)
	SECOND FLOOR OFFICE 426.06 m ² (4,586.11 ft ²)
	TOTAL 3,536.02 m ² (38,061.44 ft ²)
	OUTDOOR COVERED CANOPY 455.22 m ² (4,900 ft ²)
BUILDING HEIGHT	2 STOREY

DRAWING LIST	
ARCHITECTURAL (BCW ARCHITECTS)	
DP0.0	COVER PAGE AND DEVELOPMENT SYNOPSIS
DP1.0	SITE PLAN
DP1.1	SITE DETAILS
DP1.2	SITE PHOTOS
DP2.0	OVERALL FLOOR PLANS
DP2.1	ENLARGED FLOOR PLANS
DP3.0	EXTERIOR ELEVATIONS
CIVIL (VERITAS DEVELOPMENT SOLUTIONS)	
134-18 SVC	SITE SERVICING PLAN
134-18 GRAD	SITE GRADING PLAN
134-18 SEC	SECTIONS
ELECTRICAL (D.B.K. ENGINEERING LTD)	
ES1	SITE PLAN - LIGHTING, POWER & AUXILIARY
ES2	SITE PLAN - LIGHTING, POINT BY POINT
ES3	ELECTRICAL SCHEDULE & DETAIL

DEVELOPMENT SYNOPSIS			
USE	PERMITTED - INDUSTRIAL DISCRETIONARY - OFFICE		
SETBACKS		REQUIRED	PROVIDED
	FRONT	6m	6m
	LEFT SIDE	6m	6m
	RIGHT SIDE	1.2m	1.2m
	REAR	6m	6m
BUILDING HEIGHT	18 m MAXIMUM (59.05 ft.)		
BARRIER FREE PARKING REQUIREMENTS	PARKING STALL REQUIREMENT:		
	INDUSTRIAL : 1/ 100 m ² GROSS FLOOR AREA		
	3,536.02 m ² / 100 m ²		
	TOTAL PARKING REIURED = 36 STALLS		
	3 DESIGNATED STALLS FOR USE BY PERSONS WITH PHYSICAL DISABILITY FOR EVERY 26 TO 50 PARKING STALLS REQUIRED (3 REQUIRED BF STALLS)		
	PROVIDED BF STALLS = 4		
BICYCLE PARKING	2 BICYCLE STALLS PROVIDED		
PROVIDED PARKING STALLS	TOTAL: 70 PARKING STALLS		
LANDSCAPING	FRONT SETBACK:		
	EVERY 35.0m ² = 1 TREE / 2 SHRUBS		
	954m ² / 35m ² =	REQUIRED 27 TREES / 54 SHRUBS	PROVIDED # TREES / # SHRUBS
	LEFT/SOUTH SIDE SETBACKS:		
	EVERY 35.0m ² = 1 TREE / 2 SHRUBS		
	416m ² / 35m ² =	REQUIRED 11 TREES / 22 SHRUBS	PROVIDED # TREES / # SHRUBS
	REAR SETBACK:		
	EVERY 35.0m ² = 1 TREE / 2 SHRUBS		
	1,037m ² / 35m ² =	REQUIRED 29 TREES / 58 SHRUBS	PROVIDED # TREES / # SHRUBS
	RIGHT/NORTH SIDE SETBACKS:		
	EVERY 35.0m ² = 1 TREE / 2 SHRUBS		
	99m ² / 35m ² =	REQUIRED 2 TREES / 4 SHRUBS	PROVIDED # TREES / # SHRUBS



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Consultant

In Collaboration

Revisions

No.	Description	Date
1.	ISSUED FOR REVIEW	2026.02.12
2.	ISSUED FOR REVIEW	2026.03.31
3.	ISSUED FOR RE&DS	2026.06.12
4.	ISSUED FOR DP	2026.06.15



Client



Project
WARD TIRECRAFT

5010 54th STREET SE
CALGARY, ALBERTA

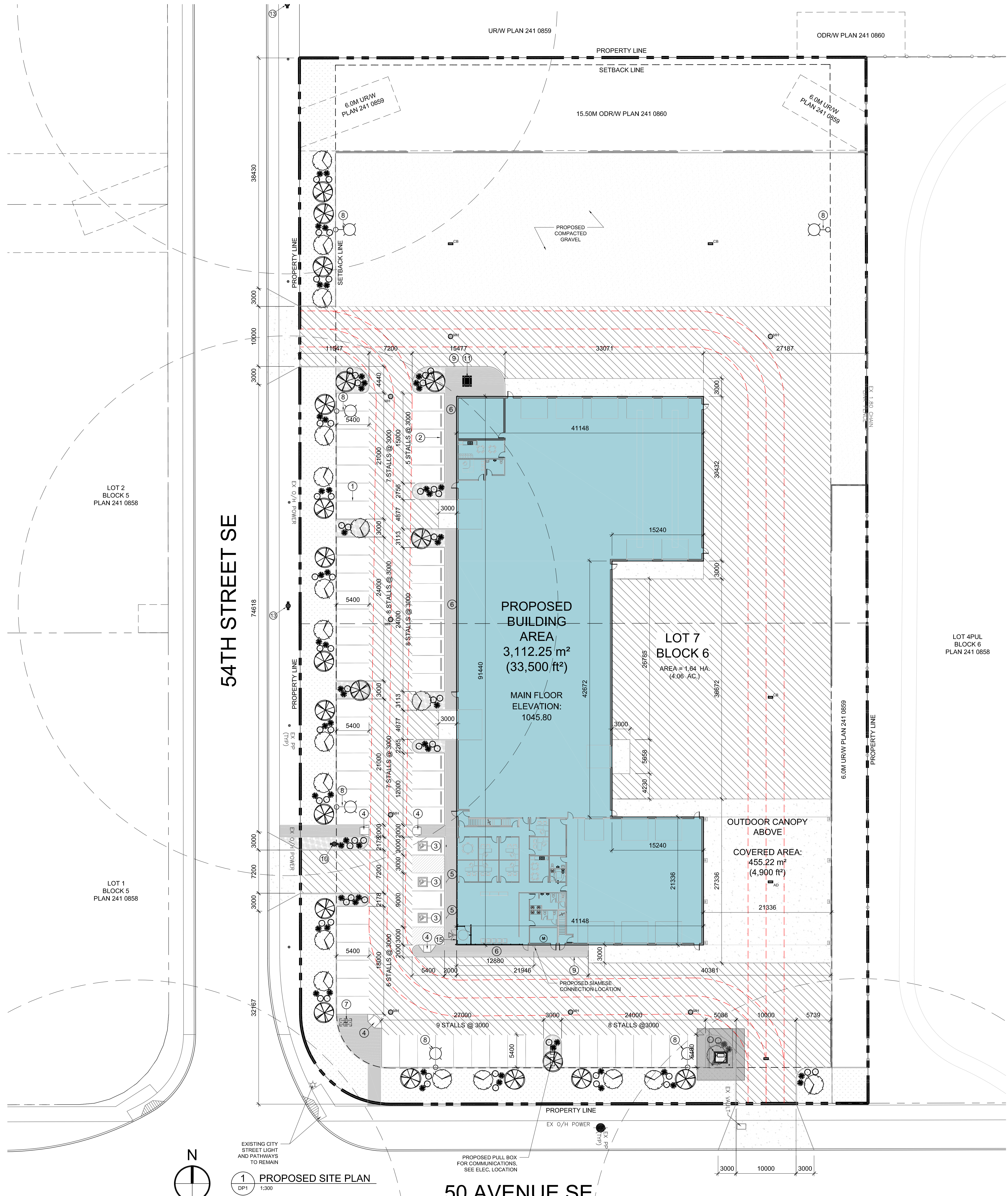
Drawing
COVERPAGE

Drawn by: BE, RB, KJ
Scale: AS NOTED

Checked by: RB
Approval by: PW

Date: APRIL 2026
Project No.: 24030

DP0.0



SITE PLAN KEYNOTES

- 75mm WIDE PAINTED YELLOW PARKING LINES.
- RECYCLED RUBBER WHEEL STOP, REFER TO DETAIL 4/DP2
- BARRIER FREE PARKING SYMBOL, REFER TO DETAIL 5/DP2
- DEPRESSED BARRIER FREE CONCRETE RAMP, REFER TO DETAIL 8/DP2
- BARRIER-FREE SIGN POST, REFER TO DETAIL 6/DP2
- CONCRETE SIDEWALK, BROOM FINISH, REFER DETAIL 2/DP2
- BICYCLE RACKS, CLASS 2 BICYCLE PARKING, REFER TO DETAIL 11/DP2
- PROPOSED LIGHT STANDARD, REFER TO ELECTRICAL
- 150mm WIDE CONCRETE CURB, REFER TO DETAIL 14/DP2
- PROPOSED FIRE HYDRANT, REFER TO CIVIL
- OUTDOOR EMPLOYEE AREA, FURNITURE N.I.C. SHOWN FOR LOCATION PURPOSES ONLY.
- 129mm DIAMETER CONCRETE FILLED STEEL PIPE BOLLARDS, REFER TO DETAIL 10/DP2
- EXISTING FIRE HYDRANT TO REMAIN, REFER TO CIVIL
- NOT USED
- DESIGNATED PRINCIPAL ENTRANCE, FIRE LOCKBOX, EXTERIOR STROBE & FIRE ALARM PANEL LOCATION.
- WASTE & RECYCLING BINS, LOCATION SUBJECT TO CHANGE WITH RACKING LOCATION, TENANT TO CONFIRM.
- TRENCH DRAIN, REFER TO CIVIL & STRUCTURAL.

SITE PLAN LEGEND

	PROPOSED BUILDING		PROPERTY LINE
	PROPOSED HEAVY DUTY ASPHALT		SETBACK AREA
	CONCRETE SIDEWALKS, APRONS AND RAMPS		FIRE TRUCK ROUTE
	LIGHT DUTY ASPHALT		PRINCIPAL ENTRANCE.
	COMPACTED GRAVEL		EXT. BUILDING LIGHTING, REFER TO ELECTRICAL.
	DEPTH WASHED RIVER ROCK		WATER METER LOCATION
	SOD ON 150mm DEPTH TOP SOIL, SOD TO BACK OF CURB & EDGE OF SIDEWALKS		
	100mm DEPTH SHREDDED CONIFEROUS WOOD MULCH ON PREPARED SUBGRADE IN PLANTING AREAS		

LANDSCAPE INFORMATION

ALL AREAS OF SOFT LANDSCAPING SHALL BE PROVIDED WITH A LOW WATER IRRIGATION SYSTEM.

WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A STREET, THE SETBACK AREA MUST BE:

- (a) BE A SOFT SURFACED LANDSCAPED AREA
- (b) PROVIDE A MINIMUM OF 1.0 TREE AND 2.0 SHRUBS FOR EVERY 50m² (LOW IRRIGATION)

WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH PARCEL DESIGNATED AS INDUSTRIAL, THE SETBACK AREA MUST BE:

- (a) BE A SOFT SURFACED LANDSCAPED AREA
- (b) PROVIDE A MINIMUM OF 1.0 TREE AND 2.0 SHRUBS FOR EVERY 50m² (LOW IRRIGATION)

FRONT SETBACK AREA:			954m ²
TREES REQUIRED:	REQUIRED	PROVIDED	
SHRUBS REQUIRED:	27	22	
	54	44	
REAR SETBACK AREA:			1,037m ²
TREES REQUIRED:	REQUIRED	PROVIDED	
SHRUBS REQUIRED:	29	-	
	58	-	
LEFT/SOUTH SETBACK AREA:			416m ²
TREES REQUIRED:	REQUIRED	PROVIDED	
SHRUBS REQUIRED:	11	9	
	22	20	
RIGHT/NORTH SETBACK AREA:			99m ²
TREES REQUIRED:	REQUIRED	PROVIDED	
SHRUBS REQUIRED:	4	-	
	8	-	

GENERAL LANDSCAPING NOTES

- ALL LANDSCAPING ON SITE IS NEW, NO CITY TREES EXIST ON PUBLIC LANDS ADJACENT TO SITE.
- SEE SITE PLAN FOR ALLOCATION OF TREES AND SHRUBS, EXACT PLANTING LOCATION TO BE DETERMINED ON SITE.
- 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.
- ALL PLANT MATERIAL SHALL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN THE AREA AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK AND PRODUCED BY THE CANADIAN NURSERY TRADE ASSOCIATION.

PLANT SCHEDULE

	DECIDUOUS SHRUB (MIN. 750mm HEIGHT & 750mm SPREAD) RECOMMENDED DECIDUOUS SHRUBS: ALPINE CURRANT, BURNING BUSH, GREEN ALDER QTY. 59
	CONIFEROUS SHRUB (MIN. 750mm HEIGHT & 750mm SPREAD) RECOMMENDED CONIFEROUS SHRUBS: COMMON JUNIPER, DWARF RED RASPBERRY, MUGO PINE QTY. 58
	DECIDUOUS TREE RECOMMENDED DECIDUOUS TREES: JAPANESE MAPLE, AMUR CHERRY TREE WITH MATURE HEIGHT UNDER 4 METRES AND/OR PRUNED ACCORDINGLY QTY. 18
	CONIFEROUS TREE RECOMMENDED CONIFEROUS TREES: DWARF WHITE SPRUCE, COLUMNAR BLUE SPRUCE TREE WITH MATURE HEIGHT UNDER 4 METRES AND/OR PRUNED ACCORDINGLY QTY. 20

TRUCK LEGEND & ELEVATIONS

	SU9	mm		Aerial Fire Truck	mm
Width	: 2600		Width	: 2600	
Track	: 2600		Track	: 2600	
Lock to Lock Time	: 6.0		Lock to Lock Time	: 6.0	
Steering Angle	: 31.5		Steering Angle	: 33.3	

	Typical Waste Collection Vehicle - Front Loader	mm		Aerial Fire Truck	mm
Width	: 2600		Width	: 2600	
Track	: 2600		Track	: 2600	
Lock to Lock Time	: 6.0		Lock to Lock Time	: 6.0	
Steering Angle	: 43.7		Steering Angle	: 33.3	
Turning Radius	: 12800		Turning Radius	: 12800	

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Professional Seal of Architect or Engineer:
Valid only when properly signed and sealed

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Drawing

PROPOSED SITE PLAN

Drawn by: BE, RB, KJ
Scale: 1:300

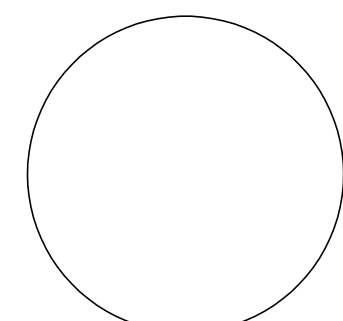
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DP1.0

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■ Drawing

**EXTERIOR
ELEVATIONS**

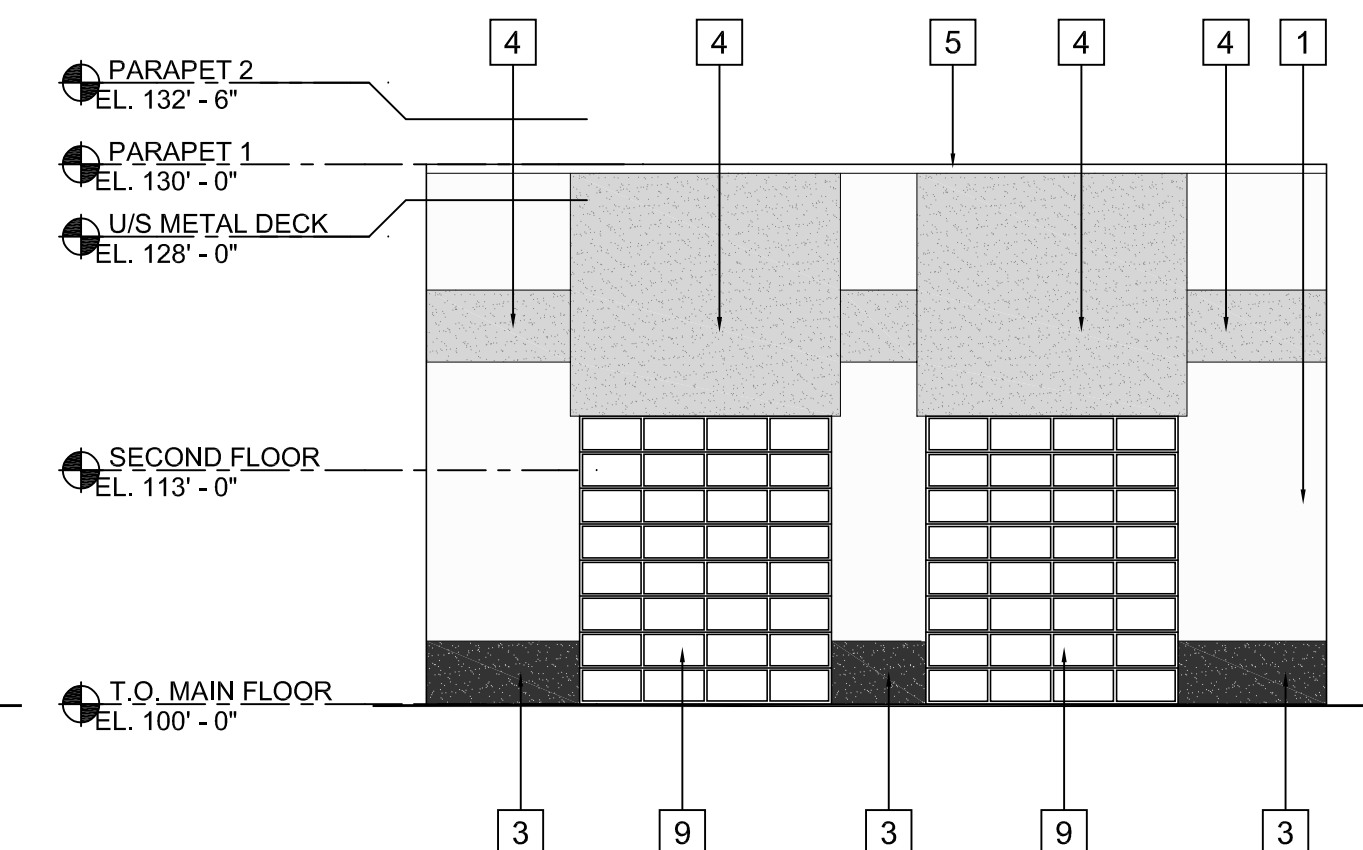
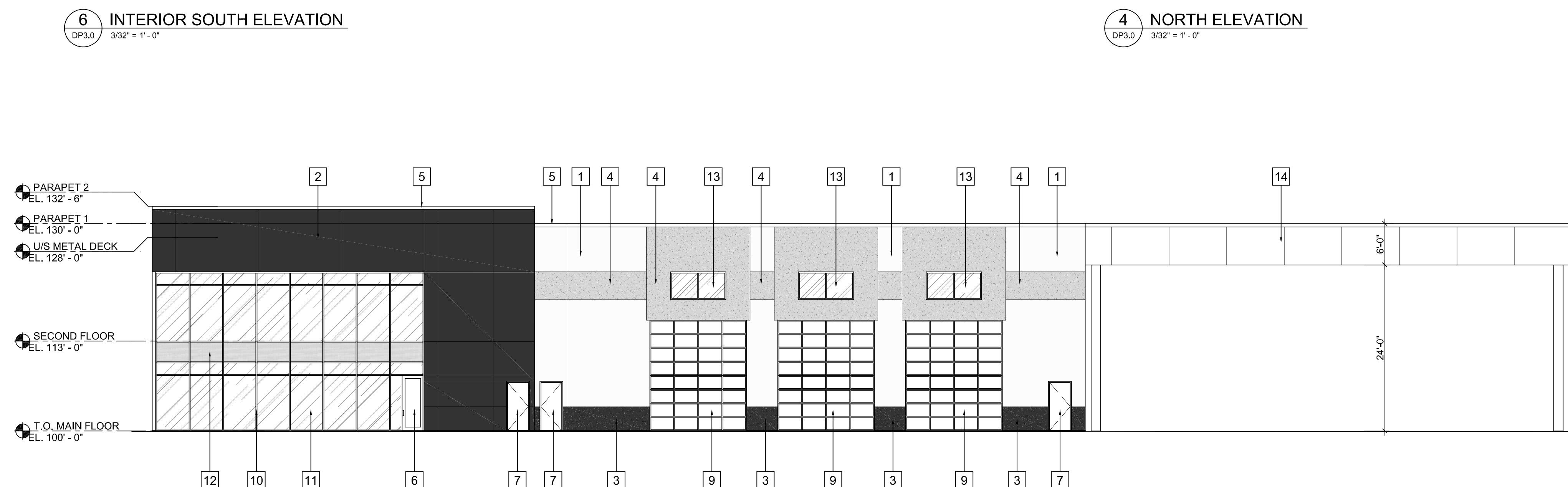
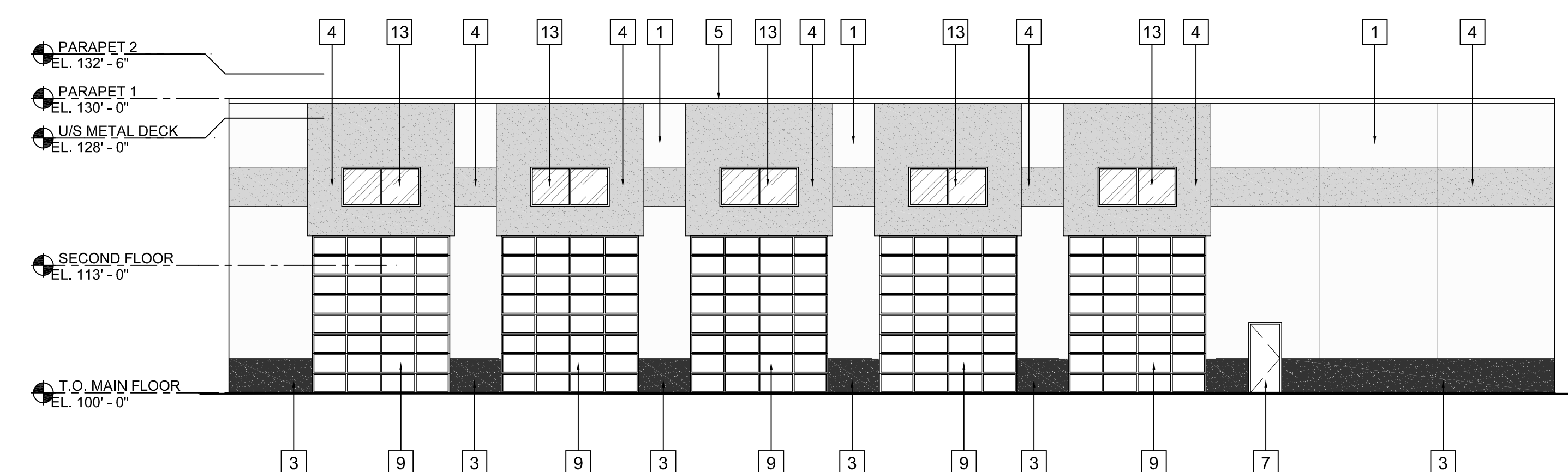
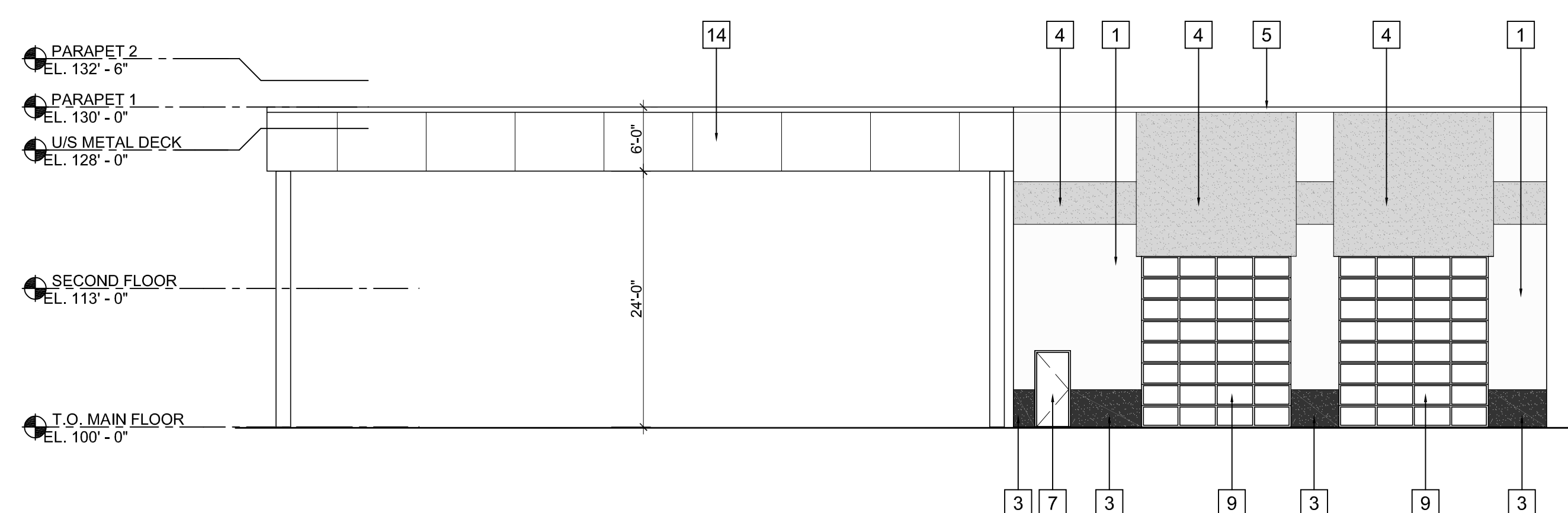
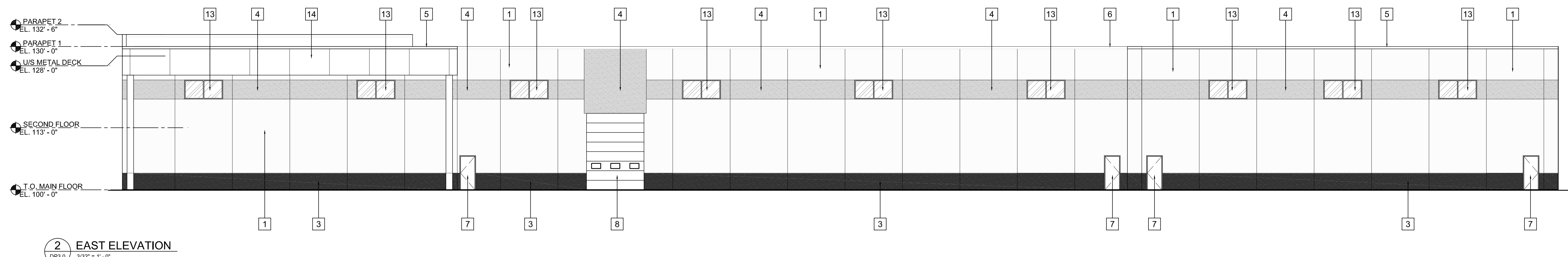
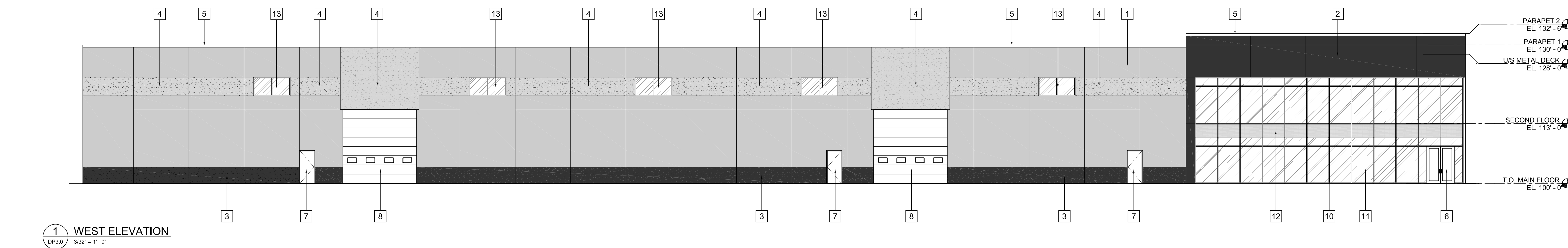
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DP3.0



ELEVATION KEYNOTES & FINISHES	
1	INSULATED PRECAST CONCRETE PANEL PRODUCT: BENJAMIN MOORE COLOR: OC-28 SILVER SATIN
2	INSULATED PRECAST CONCRETE PANEL PRODUCT: BENJAMIN MOORE COLOR: 2121-10 GRAY
3	STAINED INSULATED PRECAST CONCRETE PANEL PRODUCT: BENJAMIN MOORE COLOR: 2121-10 GRAY
4	STAINED INSULATED PRECAST CONCRETE PANEL PRODUCT: BENJAMIN MOORE COLOR: 2134-10 WHALE GRAY
5	PRE-FINISHED METAL CAP FLASHING COLOR: BLACK
6	STOREFRONT DOOR, ANODIZED ALUMINUM FRAMING COLOR: BLACK
7	INSULATED HOLLOW METAL DOOR c/w PRESSED STEEL FRAME. FRAME COLOR: BLACK & PAINTED CHARCOAL DOOR COLOR: PRIME & PAINTED CHARCOAL
8	INSULATED SECTIONAL OVERHEAD DOOR COLOR: WHITE FROM MANUFACTURER'S STANDARD COLORS
9	CLEAR ANODIZED "SUNSHINE" OVERHEAD DOORS COLOR:
10	CLEAR ANODIZED ALUMINUM FRAME
11	STOREFRONT LAMINATED GLAZING COLOR:
12	SPANDREL PANEL COLOR:
13	EXTERIOR WINDOW GLAZING, ANODIZED ALUMINUM FRAMING COLOR:
14	EXTERIOR STEEL CANOPY COLOR: