

YORK CONSTRUCTION

FET™

Variperm™

VARIPERM

REVISION: E - ISSUED FOR DETAILED REVIEW RESPONSE - 2026.08.27

Drawn By: MA

QA/QC By: CS

Approved By: IM

Drawing: COVER

Scale:

Project No.: 26020

Sheet No.: A.00

Revision No.: E

- IMAGE FOR ILLUSTRATION PURPOSES ONLY -

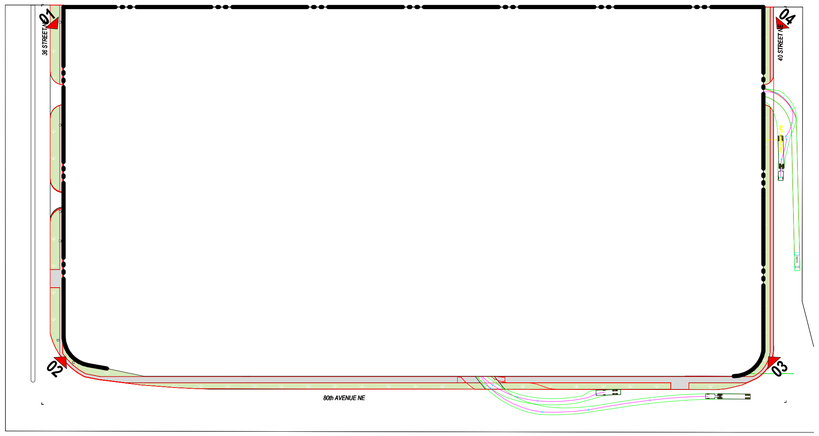
VARIPERM

ISSUED FOR DETAILED REVIEW RESPONSE
ISSUE DATE: 2026.08.27

- ARCHITECTURAL SET TO BE PRINTED IN FULL COLOUR FOR CLARITY OF DRAWINGS AND LEGENDS -

next ARCHITECTURE

NA 22x34 Title Block - Copyright © 2022



SITE KEY PLAN



02 SOUTH WEST SITE CORNER



04 NORTH EAST SITE CORNER



01 NORTH WEST SITE CORNER



03 SOUTH EAST SITE CORNER

YORK CONSTRUCTION

FET Variperm

VARIPERM

REVISION: E - ISSUED FOR DETAILED REVIEW RESPONSE - 2026.08.27

True North | Project North

Drawn By | QA/QC By | Approved By

Drawing

SITE PHOTOS

Scale: As indicated

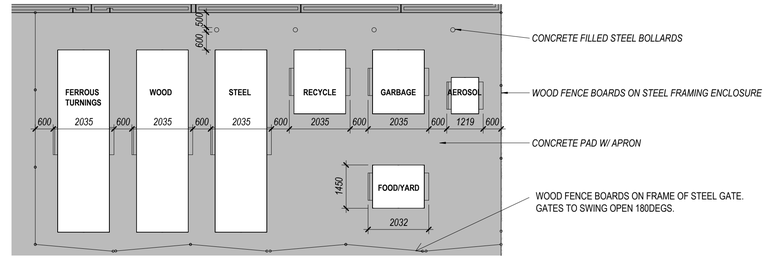
Project No.: 26020

Sheet No.: A.01

Revision No.: E

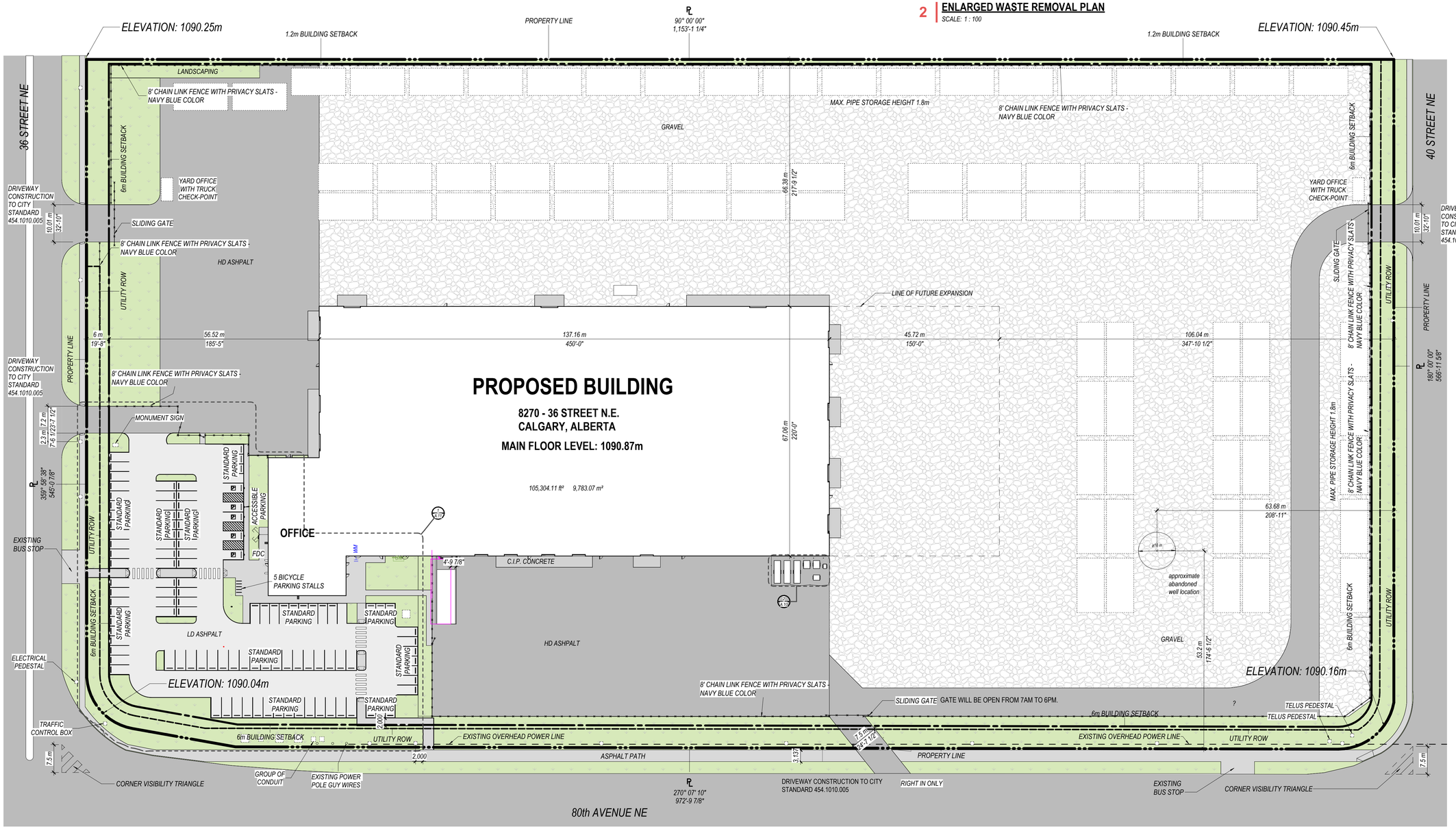
next ARCHITECTURE

NA 22x34 Title Block - Copyright © 2022



2 ENLARGED WASTE REMOVAL PLAN

SCALE: 1 : 100



1 SITE PLAN

SCALE: 1 : 550

YORK CONSTRUCTION

FET Variperm

VARIPERM

REVISION: E - ISSUED FOR DETAILED REVIEW RESPONSE - 2026.08.27

True North | Project North

Drawn By | QA/QC By | Approved By

Drawing

OVERALL SITE PLAN

Scale: As indicated | Project No.: 26020

Sheet No.: A.10 | Revision No.: E

next ARCHITECTURE

NA 22x34 Title Block - Copyright © 2022



1 **ENLARGED SITE PLAN - PARKING**
SCALE: 1 : 200

CALGARY INTERNATIONAL AIRPORT

PROPOSED SITE

SITE CONTEXT MAP

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 8270 - 36TH STREET NE, CALGARY ALBERTA
LEGAL ADDRESS: LOT 6, BLOCK 2, PLAN 161 2281 & LOT 2, BLOCK 2, PLAN 161 2878
BUILDING USE: INDUSTRIAL
BUILDING AREA: 105,304.11 ft² 9,783.07 m²

LAND USE BYLAW 1P2007 ANALYSIS (CITY OF CALGARY)

1. DISTRICT: *INDUSTRIAL - GENERAL (I-G) DISTRICT; PERMITTED USE: GENERAL INDUSTRIAL-MEDIUM*

2. SITE AREA: *697,531.48 ft² 64,802.8 m² 16.01 acres*

3. SITE COVERAGE: *648,255.24 ft² 60,224.88 m² 14.88 acres 15%*

4. FLOOR AREAS: *SEE CHART BELOW*

LEVEL	NAME	AREA	AREA (METRIC)
MAIN FLOOR	SHOP / WAREHOUSE	98,483.44 ft²	9,149.41 m²
MAIN FLOOR	MAIN FLOOR OFFICE	6,404.43 ft²	594.99 m²
SECOND FLOOR	SECOND FLOOR OFFICE	6,040.72 ft²	561.2 m²
MAIN FLOOR	MECH. & ELEC.	416.24 ft²	38.67 m²

5. BUILDING HEIGHT:
MAXIMUM HEIGHT: NO MAXIMUM HEIGHT
PROPOSED HEIGHT: 11.28M (37'-0")

6. REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (80TH AVE.):	6.0M	6.0M
SIDE YARD (36TH STREET):	6.0M	6.0M
SIDE YARD (40TH STREET):	6.0M	6.0M
REAR YARD (NORTH):	1.2M	1.2M

7. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH PART 3 AND PART 8

8. VEHICLE PARKING AND LOADING:
PARKING PROVIDED BASED ON TENANT OPERATIONAL REQUIREMENTS: 103 STALLS

PARKING CALCULATIONS BASED ON PART 3 - DIVISION 6: PARKING TABLE 1.2 (GROUP A, GENERAL INDUSTRIAL - MEDIUM) ARE PROVIDED TO DETERMINING BARRIER-FREE STALL REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

GROUP A PARKING STALLS REQUIRED
1 STALL PER 100SQ.M. OF FLOOR AREA: 10306 SQ.M. / 100SQ.M = 103 STALLS

	REQUIRED	PROVIDED
NUMBER OF BARRIER-FREE STALL (NBC 2023-AE TABLE 3.8.2.5):	5 STALLS	5 STALLS

STALL DIMENSIONS (90 DEG PARKING ANGLES):

	WIDTH	DEPTH
STANDARD STALL DIMENSIONS:	2.60M	5.49M
ACCESSIBLE STALL DIMENSIONS:	2.40M	5.49M

DRIVE AISLE WIDTH: 7.3M at 90° (TWO WAY)

LOADING CALCULATION:
TOTAL LOADING SPACES REQUIRED: 1 STALL PER 9300SQ.M. - 1 REQUIRED /

LOADING DIMENSIONS: - 3.6M W, - 16.8M L

9. BICYCLE PARKING:
BICYCLE PARKING REQUIRED: 1 PARKING STALL PER 2000 SQ.M. OF FLOOR AREA
5 STALLS REQUIRED

YORK CONSTRUCTION
FET Variperm

VARIPERM
REVISION: E - ISSUED FOR DETAILED REVIEW RESPONSE - 2026.08.27

True North | Project North

Drawn By: Author | QA/QC By: Checker | Approved By: Approver

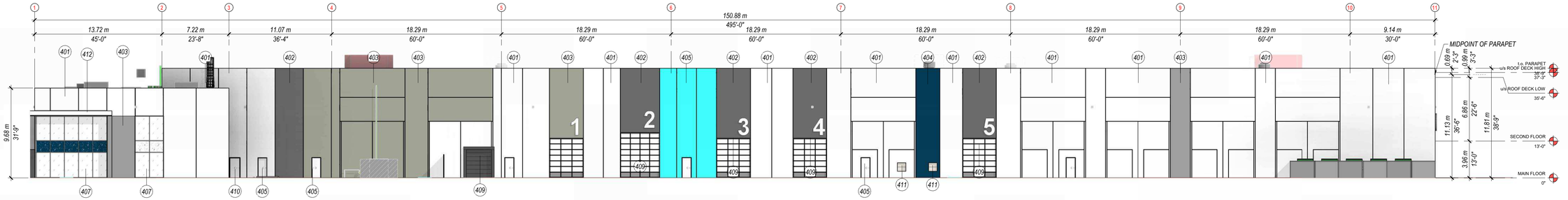
Drawing
ZONING ANALYSIS, ENLARGED SITE PLAN - PARKING

Scale: As indicated
Project No.: 26020

Sheet No.: A.11
Revision No.: E

next ARCHITECTURE

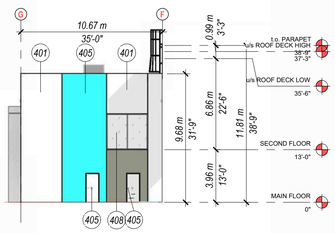
NA 22x34 Title Block - Copyright © 2022



1 SOUTH ELEVATION

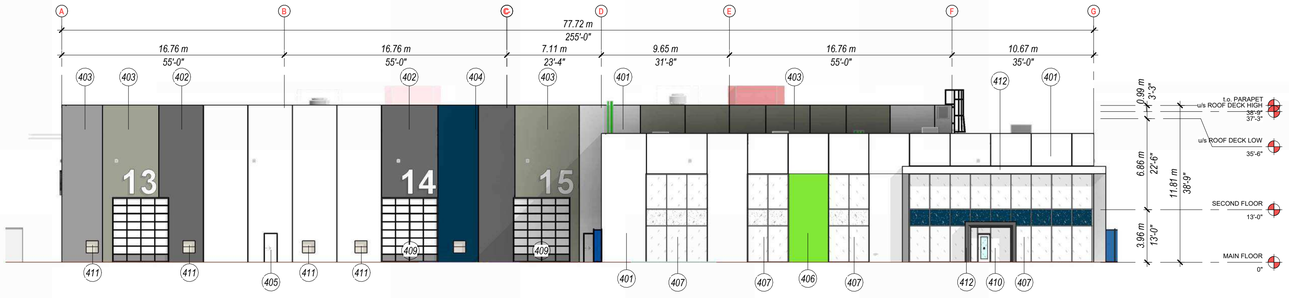
SCALE: 1 : 225

KEYNOTE LEGEND	
No.	DESCRIPTION
401	PRECAST CONCRETE PANELS - PAINTED WHITE
402	PRECAST CONCRETE PANELS - PAINTED DARK GRAY
403	PRECAST CONCRETE PANELS - PAINTED LIGHT GRAY
404	PRECAST CONCRETE PANELS - PAINTED FET NAVY
405	PRECAST CONCRETE PANELS - PAINTED FET TEAL
406	PRECAST CONCRETE PANELS - PAINTED FET GREEN
407	CLEAR DOUBLE GLAZING CURTAIN WALL SYSTEM
408	CLEAR DOUBLE GLAZING WINDOW
409	TYPICAL OVERHEAD DOOR
410	EXIT DOOR
411	PIPE MATERIAL FEED
412	ACM PANEL



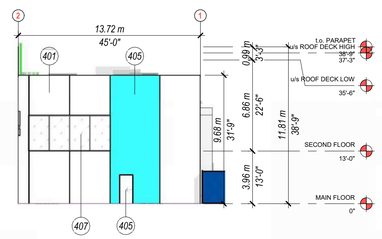
2 EAST OFFICE ELEVATION

SCALE: 1 : 225



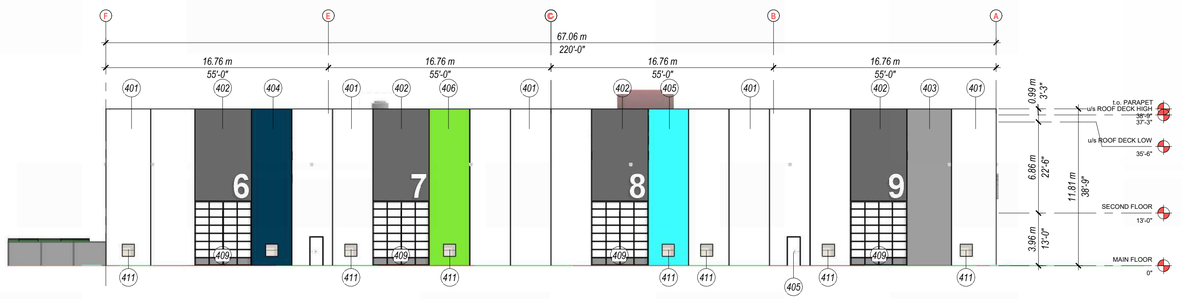
3 WEST ELEVATION

SCALE: 1 : 225



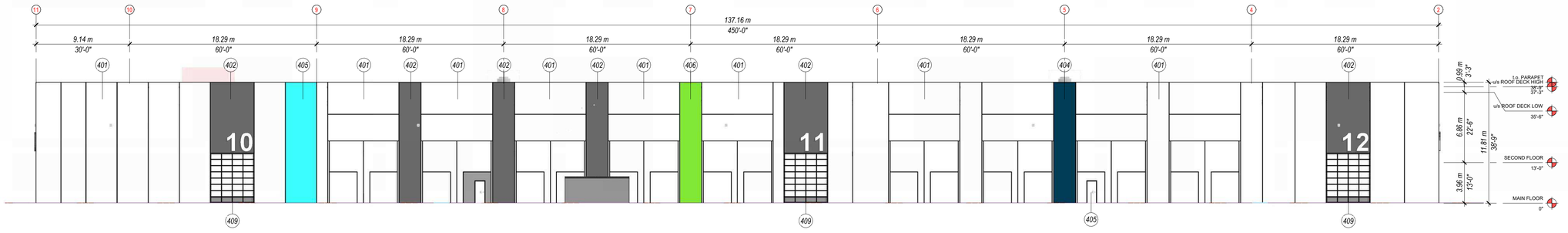
4 NORTH OFFICE ELEVATION

SCALE: 1 : 225



5 EAST ELEVATION

SCALE: 1 : 225



6 NORTH ELEVATION

SCALE: 1 : 225

YORK CONSTRUCTION

FET Variperm

VARIPERM

REVISION E - ISSUED FOR DETAILED REVIEW RESPONSE - 2026.08.27

Drawn By | QA/QC By | Approved By

Drawing

BUILDING ELEVATIONS

Scale: 1 : 225

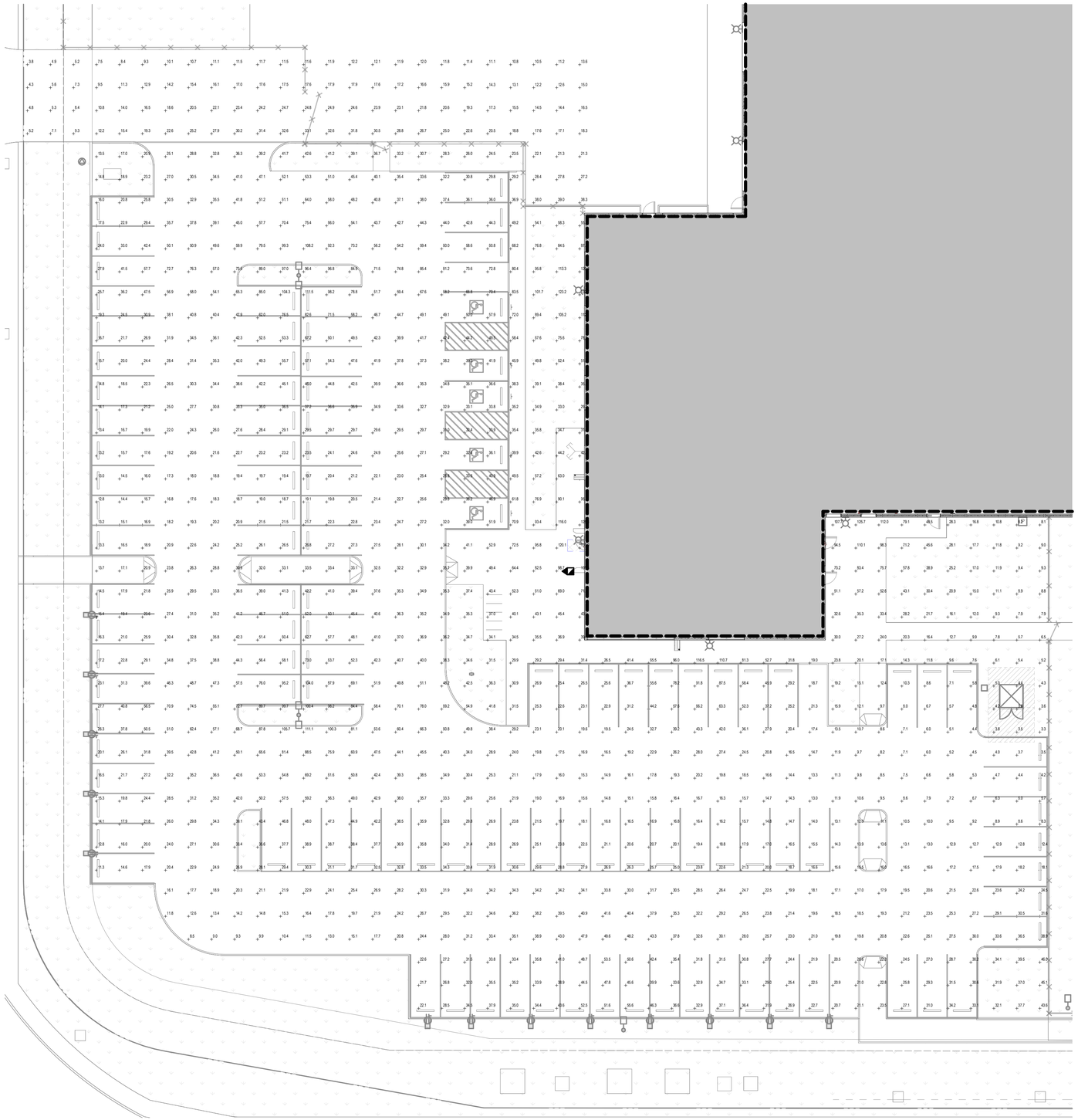
Project No.: 26020

Sheet No.: A.40

Revision No.: E

next ARCHITECTURE

NA 22x34 Title Block - Copyright © 2022



1
DPE1.1
PARKING AREA POINT-BY-POINT LIGHTING
Scale: 1 : 200

LIGHTING STATISTICS				
AREA	AVERAGE (lux)	MAXIMUM (lux)	MINIMUM (lux)	AVG/MIN
PARKING & DRIVE AISLES	34.2	132.7	3.3	10.4:1

DESIGNCORE
consulting electrical engineers
310, 110 QUARRY PARK BLVD. SE | TEL. (403) 269-2125
CALGARY, ALBERTA, T2C 3G3 | www.designcore.ca

VARIPERM

REVISION: D - RE-ISSUED FOR DP - 2026-08-26

Drawn By	QA/QC By	Approved By
VW	JT	JT

Drawing

PARKING AREA POINT-BY-POINT LIGHTING

Scale	Project No.
AS SHOWN	26183

Sheet No.	Revision No.
DPE1.1	D

next ARCHITECTURE

NA 22x34 Title Block - Copyright © 2022