

DP SHEET LIST - ARCHITECTURAL

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DP103	PROPOSED LANDSCAPE PLAN
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DP203	UNIT 1 ENLARGED PLAN
DP210	PROPOSED ROOF PLAN
DP401	BUILDING ELEVATIONS
DP402	BUILDING ELEVATIONS
DP501	BUILDING SECTIONS



project architect

**LEE**  
**ARCHITECTURE**  
**STUDIO INC.**  
ARCHITECTURE & DESIGN

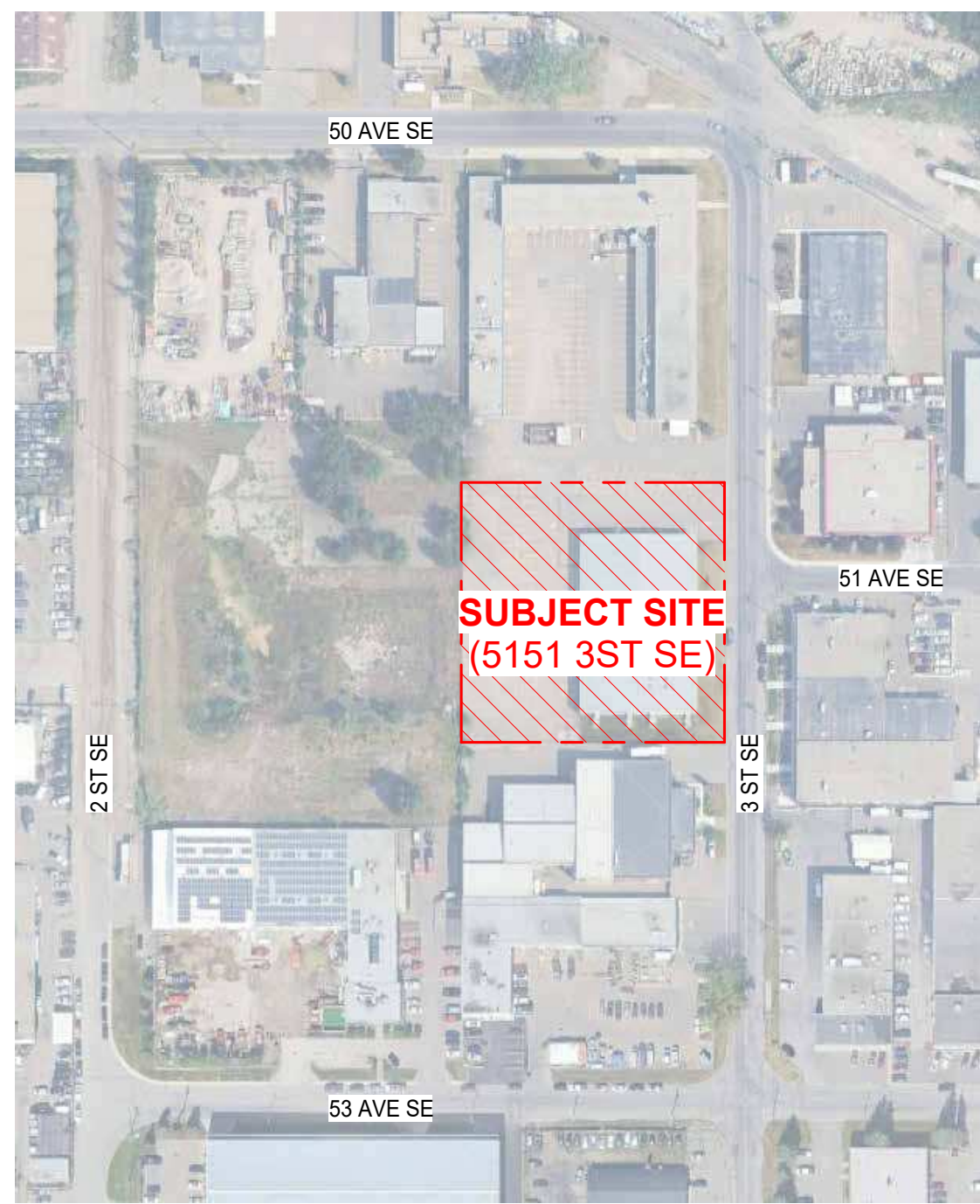
155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7  
Ph: 403-616-2752  
E-mail: seanlee@architect@gmail.com

#2603

HQ RENOVATION PROJECT

5151 3RD STREET SE  
CALGARY, ALBERTA T2G 4R9

DEVELOPMENT PERMIT APPLICATION - 2026-06-19



**PROJECT STATISTICS**

ADDRESS: 5151 3RD STREET SE  
 LEGAL DESCRIPTION: LOT 2, BLOCK 17, PLAN 901 0067  
 LAND USE: I-G

**PROJECT SUMMARY & SCOPE OF WORK**  
 1. NO ADDITION TO EXISTING FLOOR AREA  
 2. NEW EXTERIOR CLADDING ON EXISTING BUILDING STRUCTURE  
 3. NEW DEMISING WALLS (TOTAL 3 NEW BAYS)  
 4. KEEPING THE EXISTING USE  
 - OFFICE (GROUP D) AND  
 - LIGHT INDUSTRIAL WAREHOUSE (GROUP F-3)

**SITE AREA**

LOT AREA: ± 6,615 m<sup>2</sup>  
 SITE WIDTH: ± 52.9 m  
 SITE DEPTH: ± 79.8 m  
 EXISTING SITE COVERAGE: ± 2,007 m<sup>2</sup>  
 TOTAL LOT COVERAGE:  
 = 2,007 m<sup>2</sup> / 6,615 m<sup>2</sup>  
 = 30.3 %

GROSS BUILDING FLOOR AREA ± 2,007 m<sup>2</sup>

NUMBER OF STOREYS: 1

**PROPERTY SETBACKS**

SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	6.0 m	6.1 m
REAR (WEST)	1.2 m	37.2 m
SIDE (NORTH)	1.2 m	18.7 m
SIDE (SOUTH)	1.2 m	9.3 m

**PARKING STATISTICS**

EXISTING PARKING STALLS: 96 STALLS  
 PROPOSED PARKING STALLS: 97 STALLS (+1 STALLS)

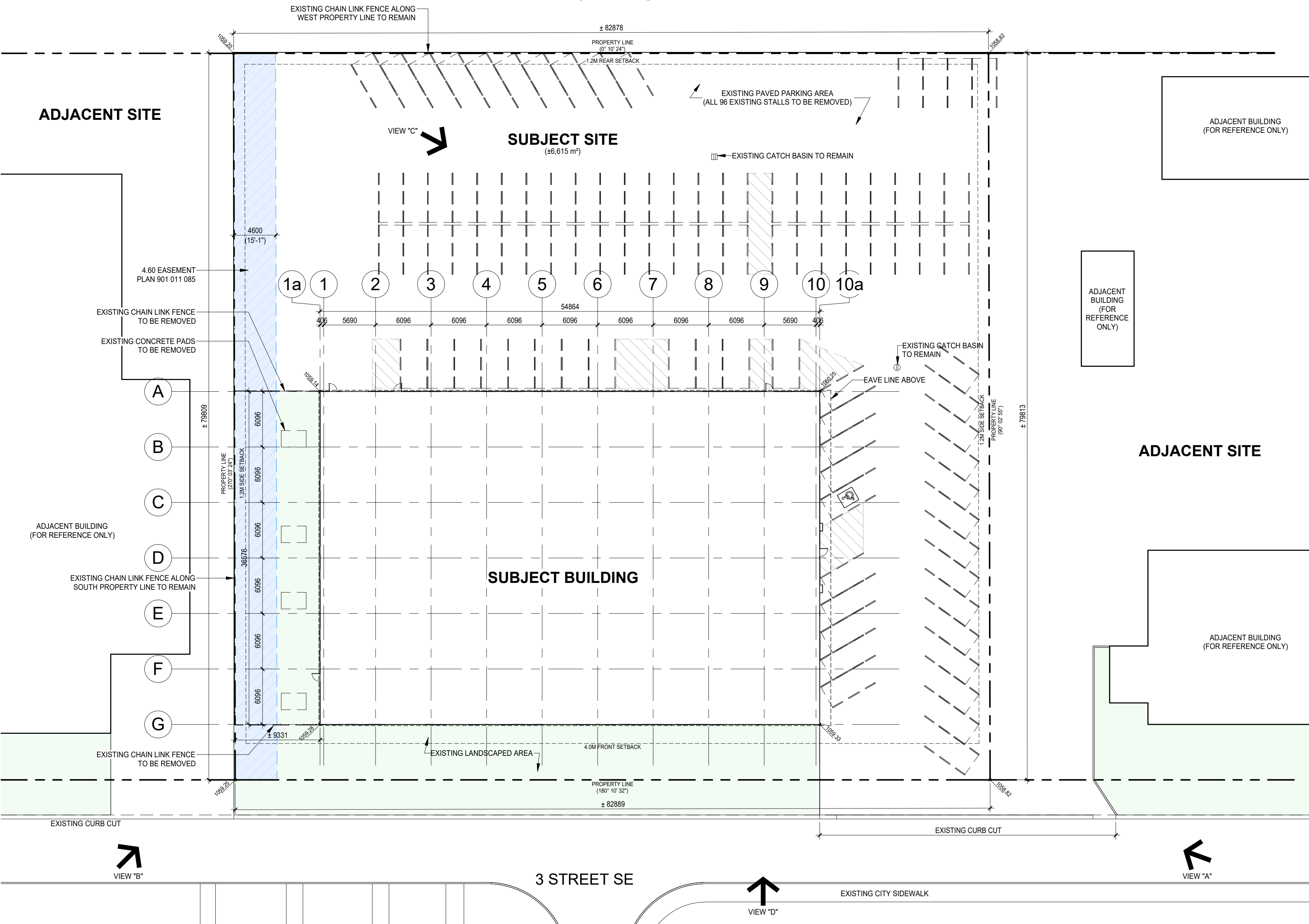
EXISTING ACCESSIBLE STALLS: 1 STALL  
 REQUIRED ACCESSIBLE STALLS: 2 STALLS  
 PROPOSED ACCESSIBLE STALLS: 2 STALLS

EXISTING BICYCLE STALLS: 0 STALL  
 REQUIRED BICYCLE STALLS: 5 STALLS (2 x CLASS1, 3 x CLASS2)  
 PROPOSED BICYCLE STALLS: 6 STALLS (2 x CLASS1, 4 x CLASS2)

EXISTING LOADING STALLS: 1 STALL  
 REQUIRED LOADING STALLS: 1 STALL  
 PROPOSED LOADING STALLS: 1 STALL



**ADJACENT SITE**



**SITE PHOTOS**



VIEW "A"



VIEW "C"



VIEW "B"



VIEW "D"

**LEE ARCHITECTURE STUDIO INC.**  
 ARCHITECTURE & DESIGN

155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7  
 Ph: 403-616-2752  
 E-mail: seaneearchitect@gmail.com

project architect

seal

consultant

permit

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client

**OWNER**

project

**HQ RENOVATION PROJECT**

5151 3RD STREET SE  
 CALGARY, ALBERTA T2G 4R9

drawing title

**SITE INFORMATION**

sheet

**DP001**

drawn  
 JL

scale  
 As indicated

checked  
 SL

project no.  
 #2603



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**HQ RENOVATION PROJECT**

5151 3RD STREET SE  
CALGARY, ALBERTA T2G 4R9

drawing title

**PROPOSED SITE PLAN**

sheet

**DP101**

drawn

JL

scale

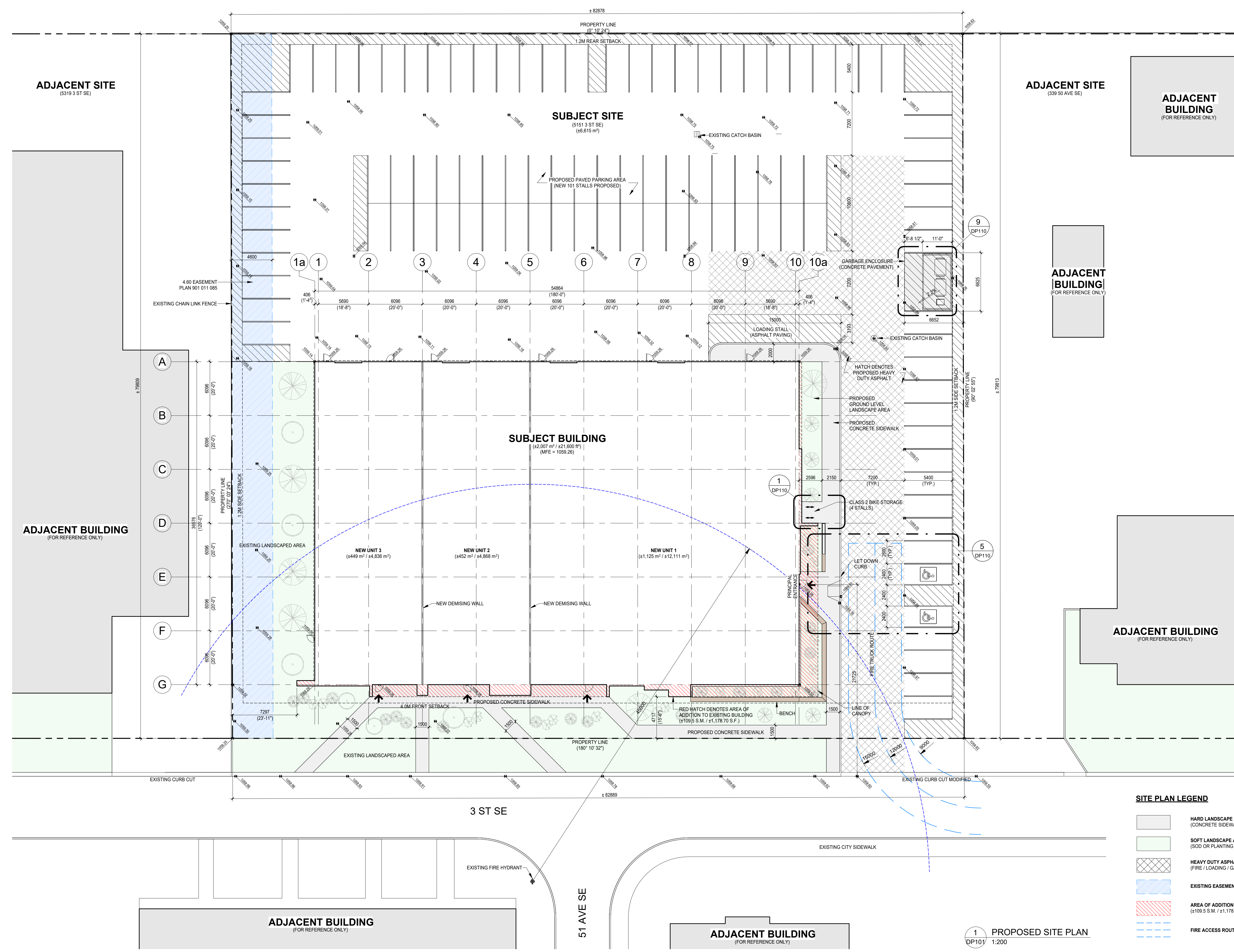
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**SITE PLAN LEGEND**

	HARD LANDSCAPE AREA (CONCRETE SIDEWALK)
	SOFT LANDSCAPE AREA (SOD OR PLANTING BED)
	HEAVY DUTY ASPHALT (FIRE / LOADING / GARBAGE TRUCK ROUTE)
	EXISTING EASEMENT
	AREA OF ADDITION TO EXISTING BUILDING (±109.5 S.M. / ±1,178.70 S.F.)
	FIRE ACCESS ROUTE

**1** PROPOSED SITE PLAN  
DP101 1:200

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TRUE NORTH

# LEE ARCHITECTURE STUDIO INC.

ARCHITECTURE & DESIGN  
155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7  
Ph: 403-616-2752  
E-mail: sear@leearchitect@gmail.com

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**HQ RENOVATION PROJECT**

5151 3RD STREET SE  
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drawing title

**TRUCK SWEEP PATHS**

sheet

**DP102**

drawn

JL

scale

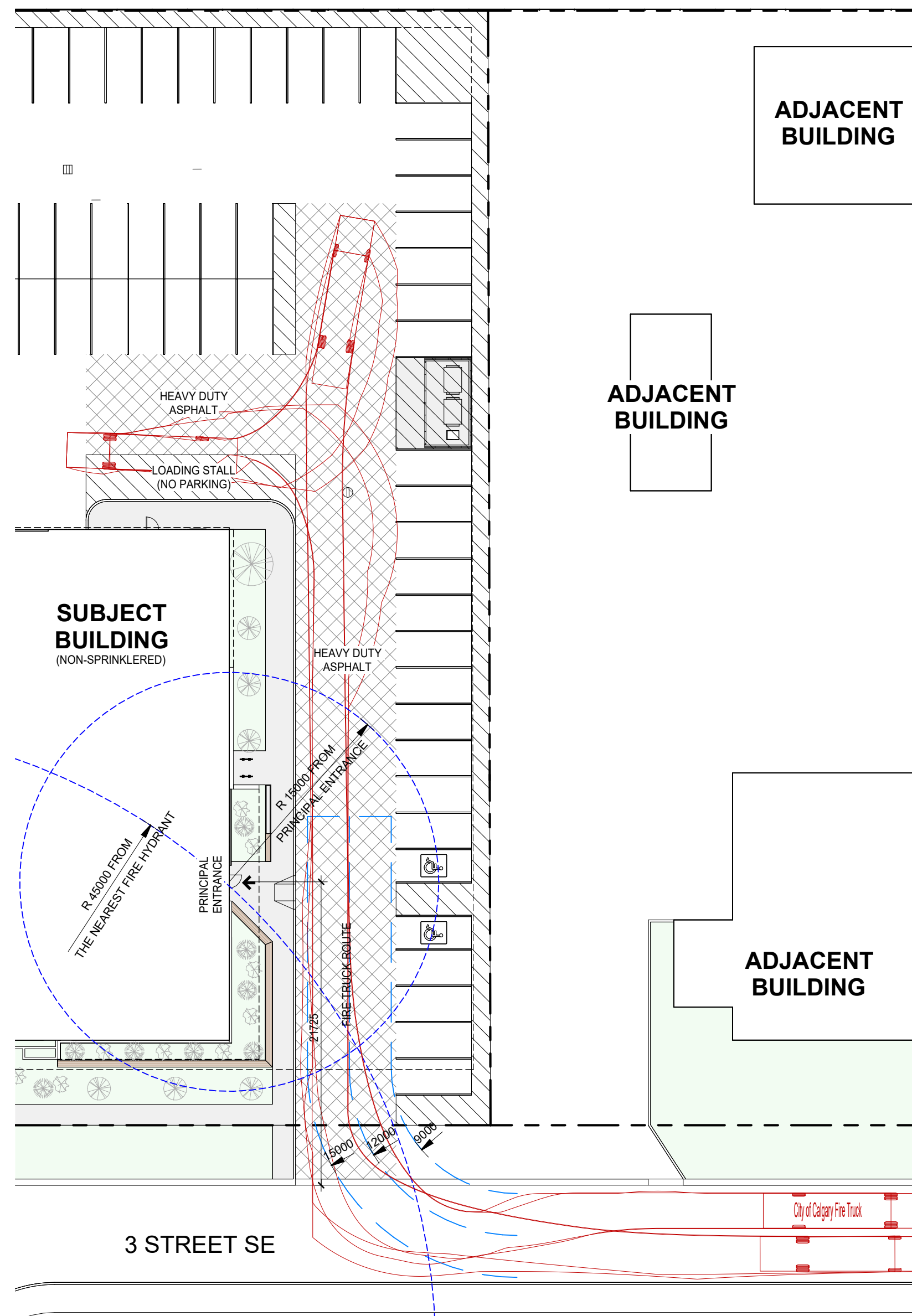
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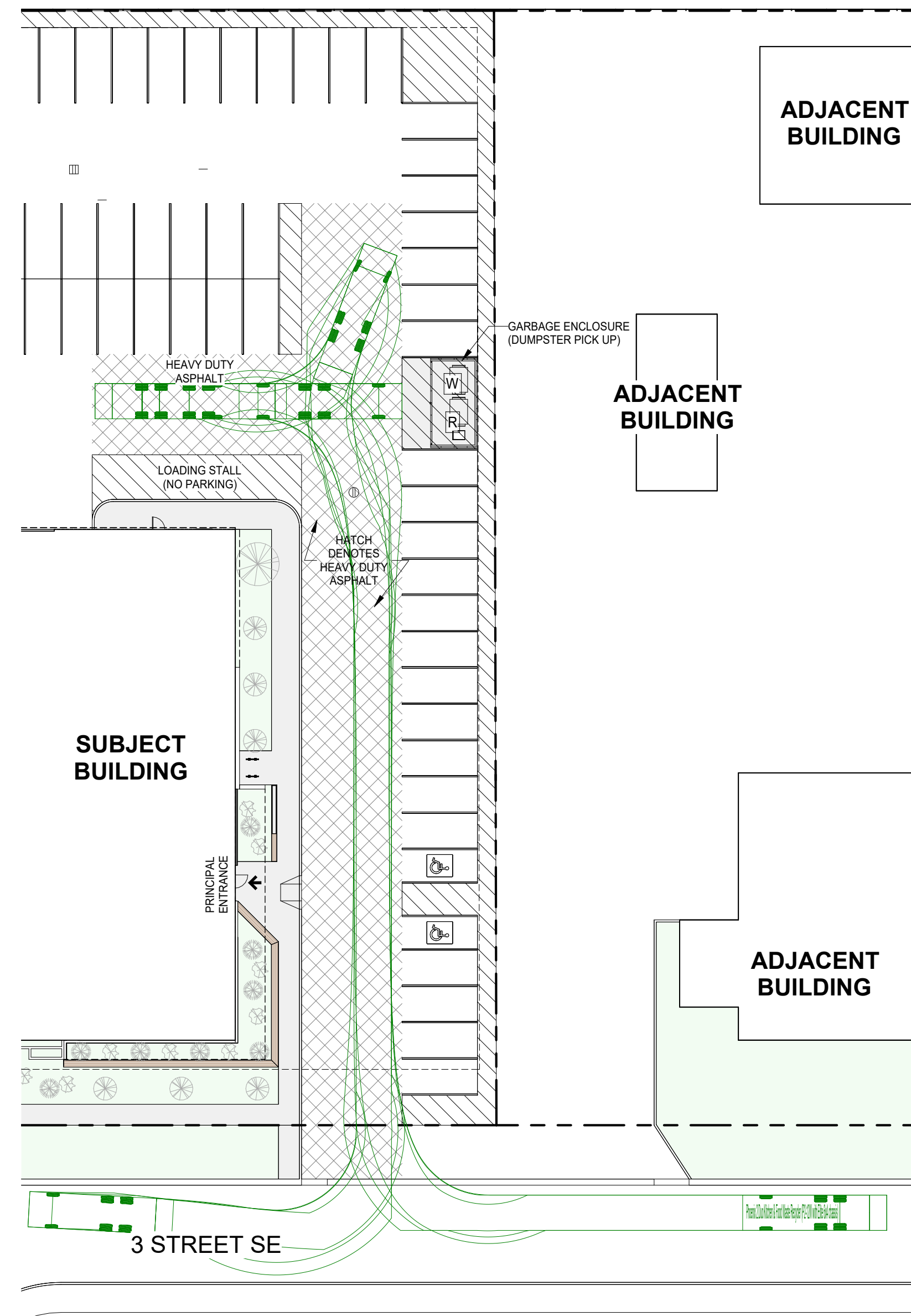
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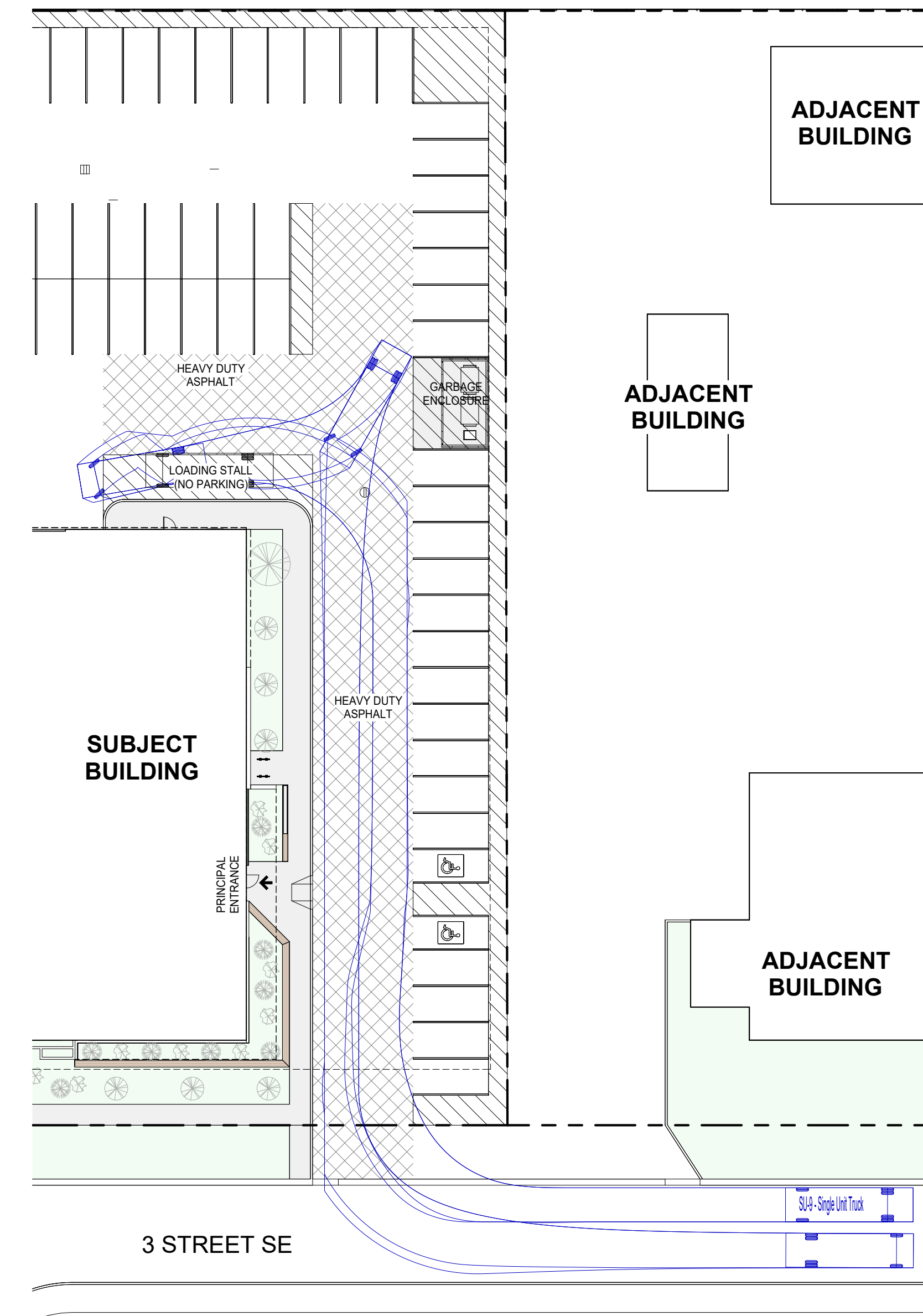
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1 TRUCK SWEEP PATH - FIRE TRUCK  
DP102 1:300

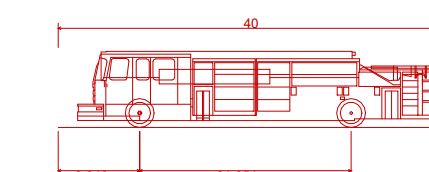


2 TRUCK SWEEP PATH - WASTE COLLECTION  
DP102 1:300



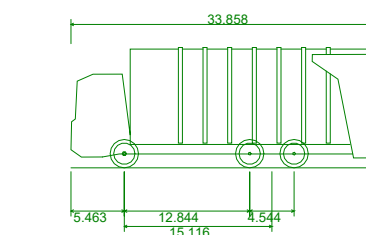
3 TRUCK SWEEP PATH - LOADING TRUCK  
DP102 1:300

### TRUCK LEGEND



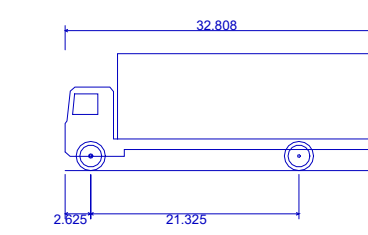
Overall Length 40.00ft  
Overall Width 8.167ft  
Overall Body Height 7.791ft  
Min Body Ground Clearance 0.712ft  
Track Width 8.432ft  
Lock-to-lock time 6.00s  
Curb to Curb Turning Radius 33.399ft

CITY OF CALGARY FIRE TRUCK



Overall Length 33.858ft  
Overall Width 8.301ft  
Overall Body Height 12.324ft  
Min Body Ground Clearance 1.031ft  
Track Width 8.301ft  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 31.004ft

CITY OF CALGARY WASTE COLLECTION VEHICLE



Overall Length 32.808ft  
Overall Width 8.530ft  
Overall Body Height 11.974ft  
Min Body Ground Clearance 1.460ft  
Track Width 8.530ft  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 36.417ft

STANDARD LOADING TRUCK (SU-9)



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155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7  
Ph: 403-616-2752  
E-mail: seaneearchitect@gmail.com

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**HQ RENOVATION PROJECT**

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CALGARY, ALBERTA T2G 4R9

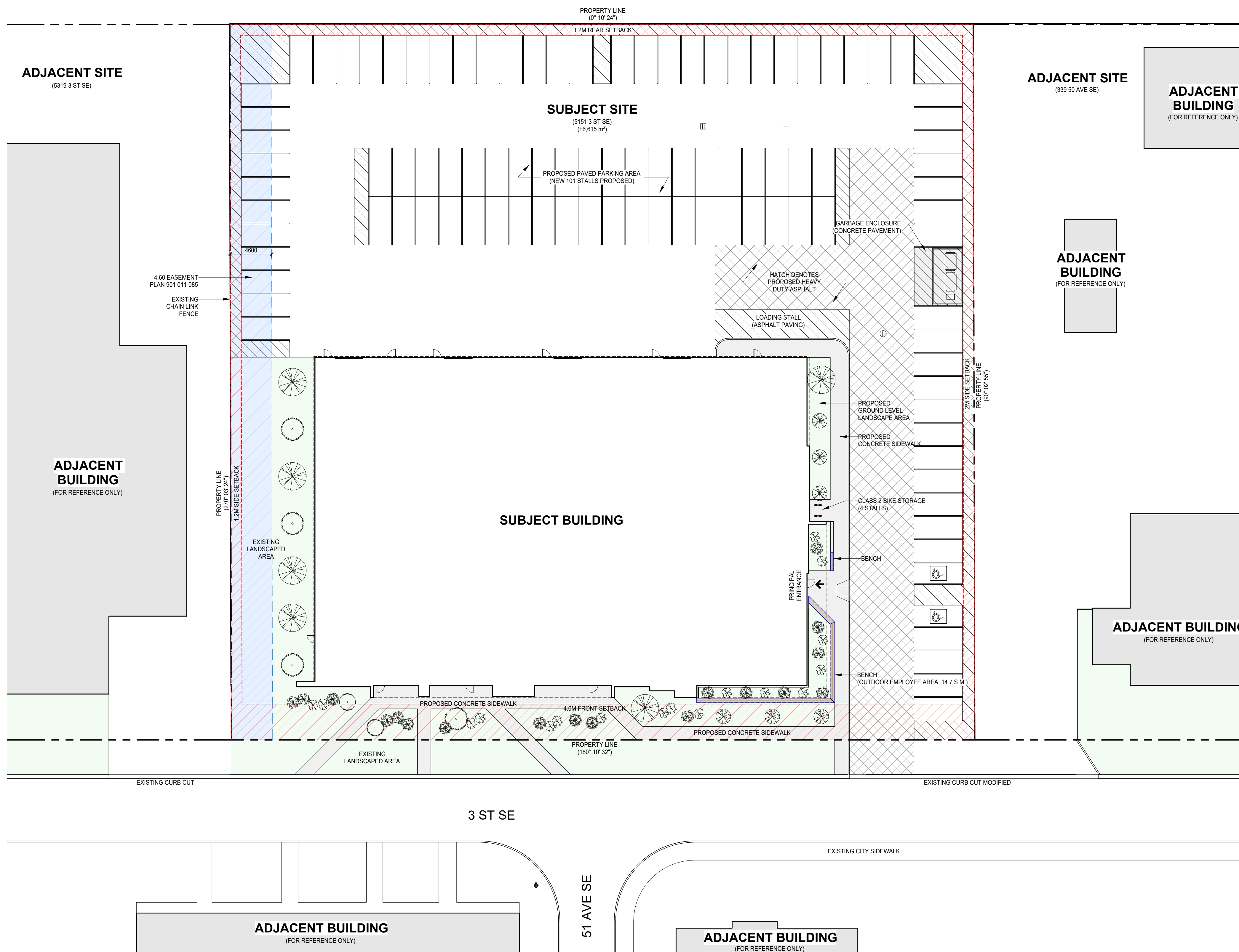
drawing title

**PROPOSED LANDSCAPE PLAN**

sheet

**DP103**

drawn	JL	scale	1 : 250
checked	SL	project no.	#2603



### LANDSCAPE STATISTICS

SITE AREA	± 6,615 m <sup>2</sup>
SETBACK AREA	± 610 m <sup>2</sup>
SOFT LANDSCAPE AREA	± 747 m <sup>2</sup>
HARD LANDSCAPE AREA	± 253 m <sup>2</sup>
TOTAL LANDSCAPE AREA	± 1,000 m <sup>2</sup>

### LANDSCAPE PLAN LEGEND

	HARD LANDSCAPE AREA (CONCRETE SIDEWALK)
	SOFT LANDSCAPE AREA (SOD OR PLANTING BED)
	HEAVY DUTY ASPHALT (FIRE / LOADING / GARBAGE TRUCK ROUTE)
	EXISTING EASEMENT
	SETBACK AREA (FOR PLANTING REQUIREMENT CALCULATION)
	OUTDOOR EMPLOYEES AREA (MIN. 10 S.M. PER LAND USE BYLAW 1P2007 (920))

### PLANTING REQUIREMENTS

<b>MINIMUM REQUIRED TREES</b>	<b>18 TREES TOTAL</b> (MIN. 1 TREE, 2 SHRUBS PER 35 S.M. SETBACK AREA)
<b>DECIDUOUS TREES</b>	<b>13 TREES</b> - LARGE TREES (MIN. CALIPER 75MM) 7 TREES - SMALL TREES (MIN. CALIPER 50MM) 6 TREES
<b>CONIFEROUS TREES</b> (MIN. 25%)	<b>5 TREES</b> - LARGE TREES (MIN. HEIGHT 2.0M) 3 TREES - SMALL TREES (MIN. HEIGHT 3.0M) 2 TREES
<b>MINIMUM REQUIRED SHRUBS</b>	<b>35 SHRUBS</b>

### PLANTING LEGEND

	DECIDUOUS TREE, LARGE SWEDISH COLUMNAR ASPEN BRANDON ELM PAPER BIRCH OR SIMILAR	- 6 EA
	DECIDUOUS TREE, SMALL PRINCESS KAY PLUM JAPANESE TREE LILAC DROPMORE LINDEN OR SIMILAR	- 6 EA
		<b>TOTAL DECIDUOUS TREES - 12 EA</b>
	CONIFEROUS TREE, LARGE COLORADO SPRUCE SIBERIAN LARCH LODGEPOLE PINE OR SIMILAR	- 4 EA
	CONIFEROUS TREE, SMALL PONDEROSA PINE NORWAY SPRUCE BRISTLECONE PINE OR SIMILAR	- 2 EA
		<b>TOTAL CONIFEROUS TREES - 6 EA</b>
	DECIDUOUS SHRUBS LILAC ALPINE CURRANT WESTERN SNOWBERRY OR SIMILAR	- 18 EA
	CONIFEROUS SHRUBS MUSCO PINE JUNIPER BEARBERRY OR SIMILAR	- 17 EA
		<b>TOTAL SHRUBS - 35 EA</b>

**NOTE:**  
TREE AND SHRUB COUNTS ARE BASED ON LUB 1P2007 SECTION 918(1)(b)(i).  
REQUIRED PLANTINGS FOR PAVED AREAS (DRIVEWAYS/ASPHALT) HAVE BEEN  
RELOCATED TO ADJACENT AREAS ON THE PARCEL PURSUANT TO SECTION 898(6).

**1** PROPOSED LANDSCAPE PLAN  
DP103 1:250

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**HQ RENOVATION PROJECT**

5151 3RD STREET SE  
 CALGARY, ALBERTA T2G 4R9

drawing title

**BUILDING ELEVATIONS**

sheet

**DP401**

drawn

JL

scale

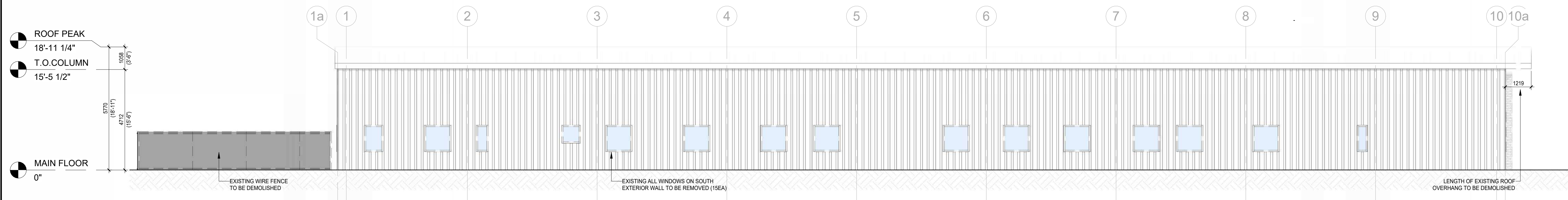
1/8" = 1'-0"

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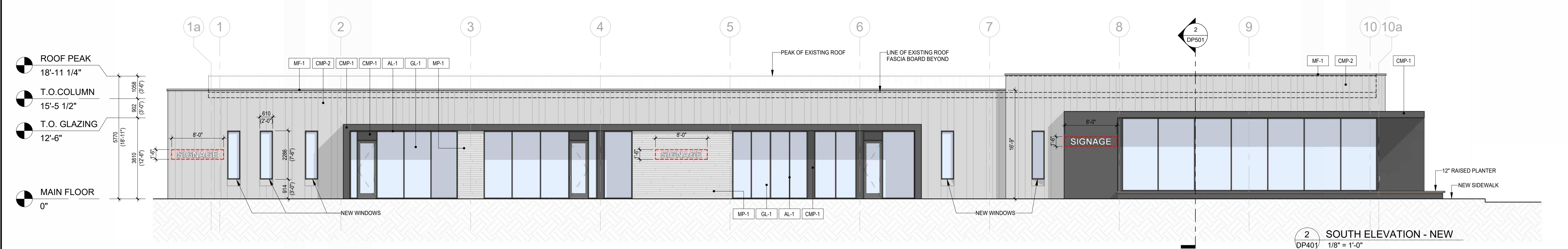
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project no.

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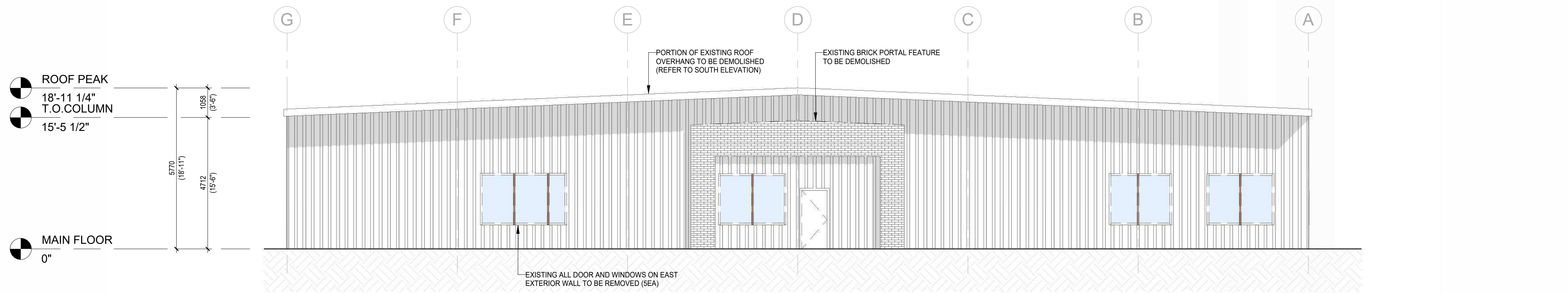
1 SOUTH ELEVATION - EXISTING/DEMO  
 DP401 1/8" = 1'-0"



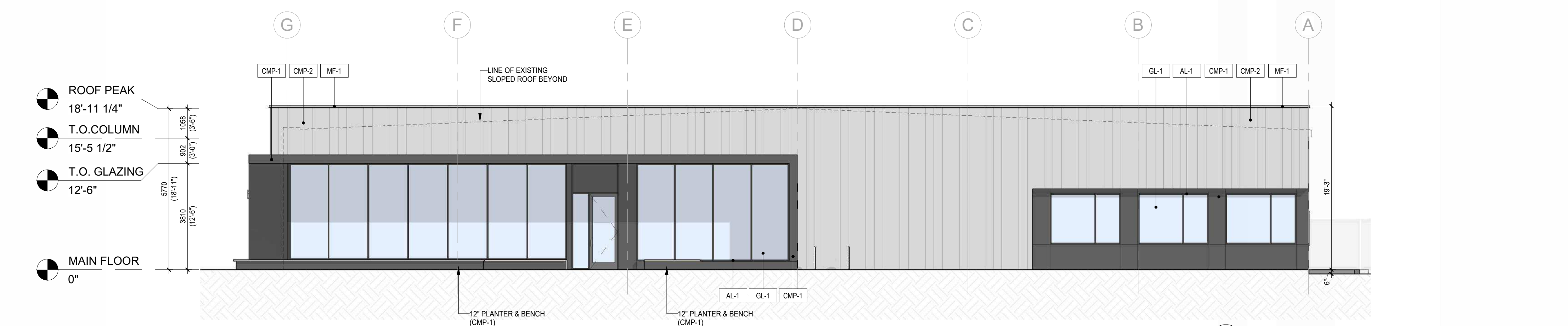
2 SOUTH ELEVATION - NEW  
 DP401 1/8" = 1'-0"

**EXTERIOR FINISH MATERIAL SCHEDULE**

AL-1	ALUMINUM CURTAIN WALL GLAZING, CHARCOAL
CMP-1	COMPOSITE METAL PANEL, CHARCOAL
CMP-2	COMPOSITE METAL PANEL, GREY, VERTICAL PATTERN
GL-1	STOREFRONT GLAZING PANEL, CLEAR
MF-1	METAL CAP FLASHING, GREY
MP-1	METAL PLANK SIDING, WHITE BIRCH



3 EAST ELEVATION - EXISTING/DEMO  
 DP401 1/8" = 1'-0"



4 EAST ELEVATION - NEW  
 DP401 1/8" = 1'-0"

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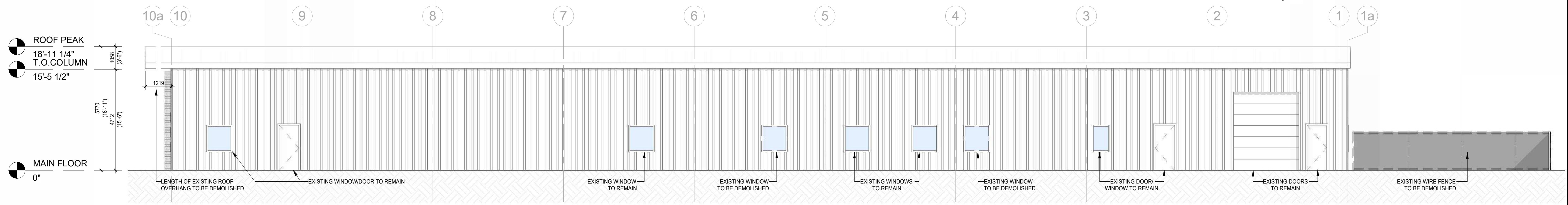
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**BUILDING ELEVATIONS**

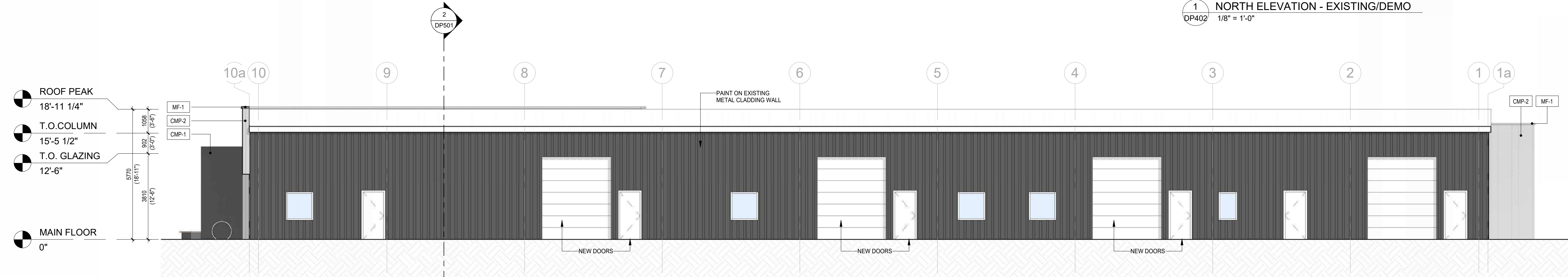
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**DP402**

drawn	JL	scale	1/8" = 1'-0"
checked	SL	project no.	#2603



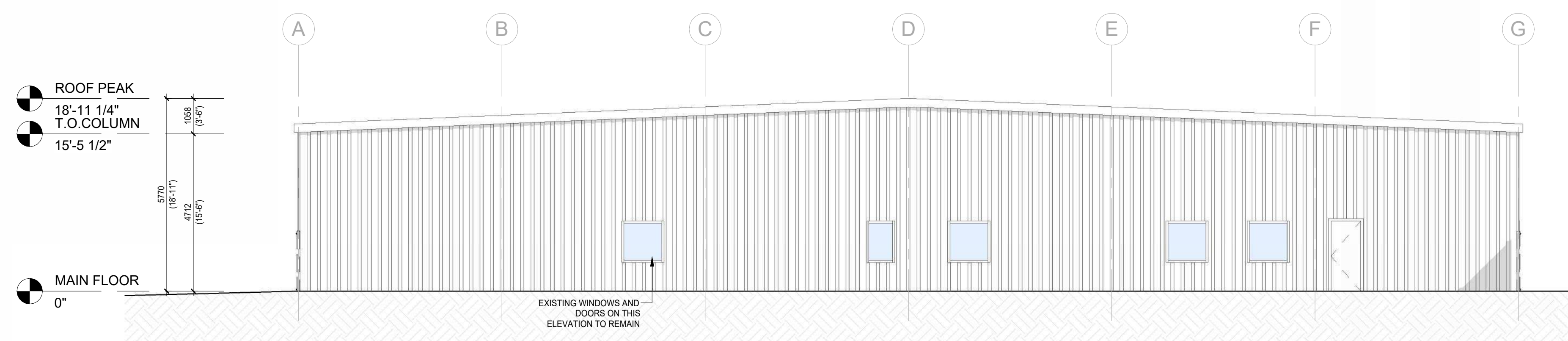
**1 NORTH ELEVATION - EXISTING/DEMO**  
DP402 1/8" = 1'-0"



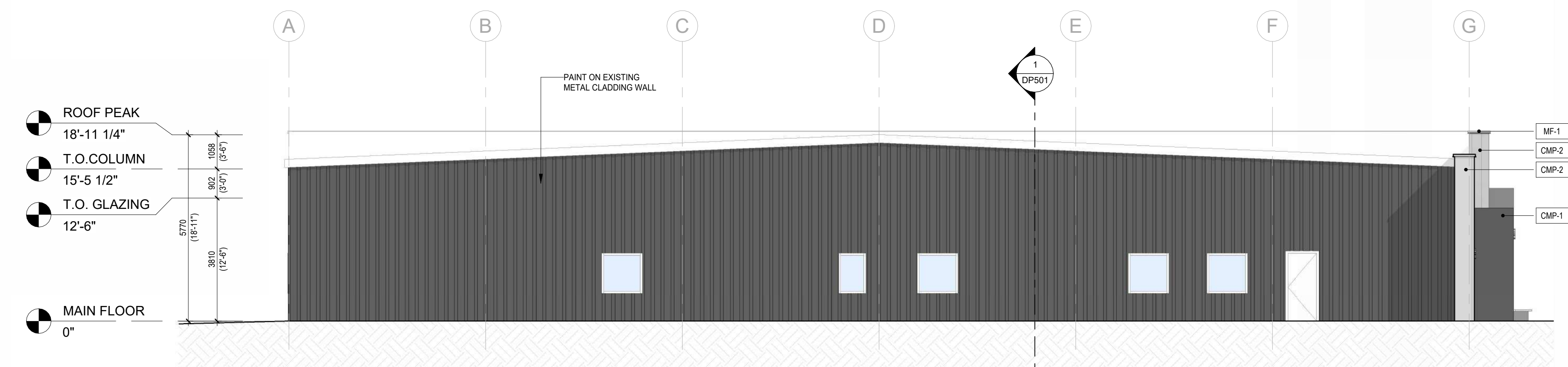
**2 NORTH ELEVATION - NEW**  
DP402 1/8" = 1'-0"

**EXTERIOR FINISH MATERIAL SCHEDULE**

AL-1	ALUMINUM CURTAIN WALL GLAZING, CHARCOAL
CMP-1	COMPOSITE METAL PANEL, CHARCOAL
CMP-2	COMPOSITE METAL PANEL, GREY, VERTICAL PATTERN
GL-1	STOREFRONT GLAZING PANEL, CLEAR
MF-1	METAL CAP FLASHING, GREY
MP-1	METAL PLANK SIDING, WHITE BIRCH



**3 WEST ELEVATION - EXISTING/DEMO**  
DP402 1/8" = 1'-0"



**4 WEST ELEVATION - NEW**  
DP402 1/8" = 1'-0"