

1 / A1.01 LOCATION PLAN
NTS

LEGAL DESCRIPTION :

LOT: 2
BLOCK: 9
PLAN: 191 1522

MUNICIPAL ADDRESS :

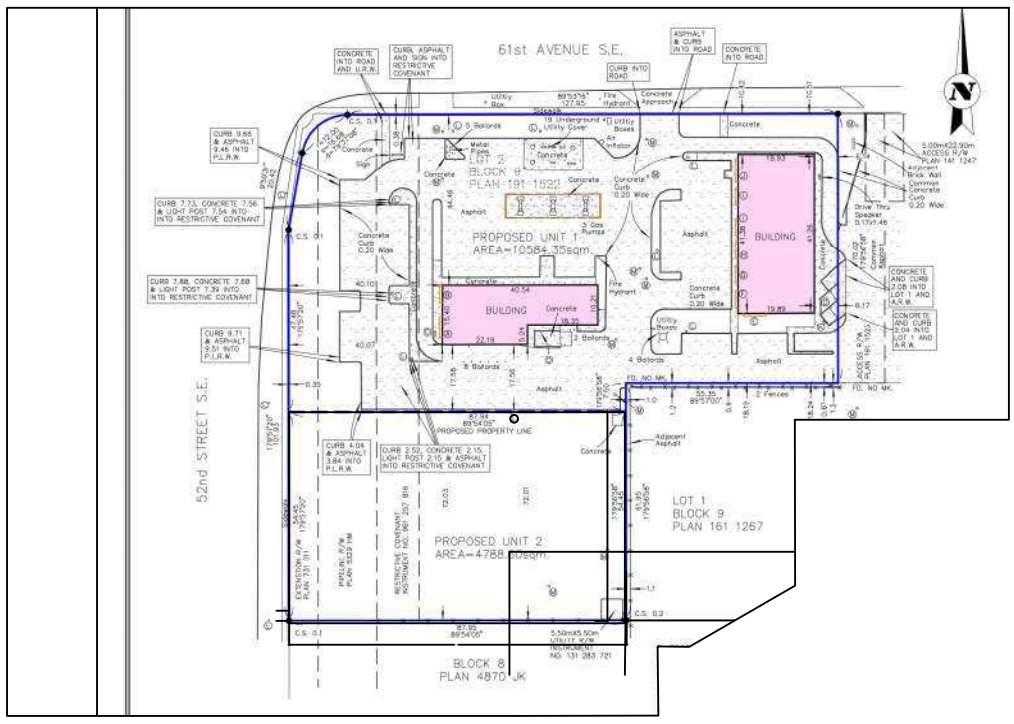
5333 - 61st AVENUE S.E.
CALGARY, ALBERTA
CLIENT: 1996292 ALBERTA INC.



VIEW 1- FROM UNIT 1 LOOKING SOUTH



VIEW 2- FROM 52 ST LOOKING EAST

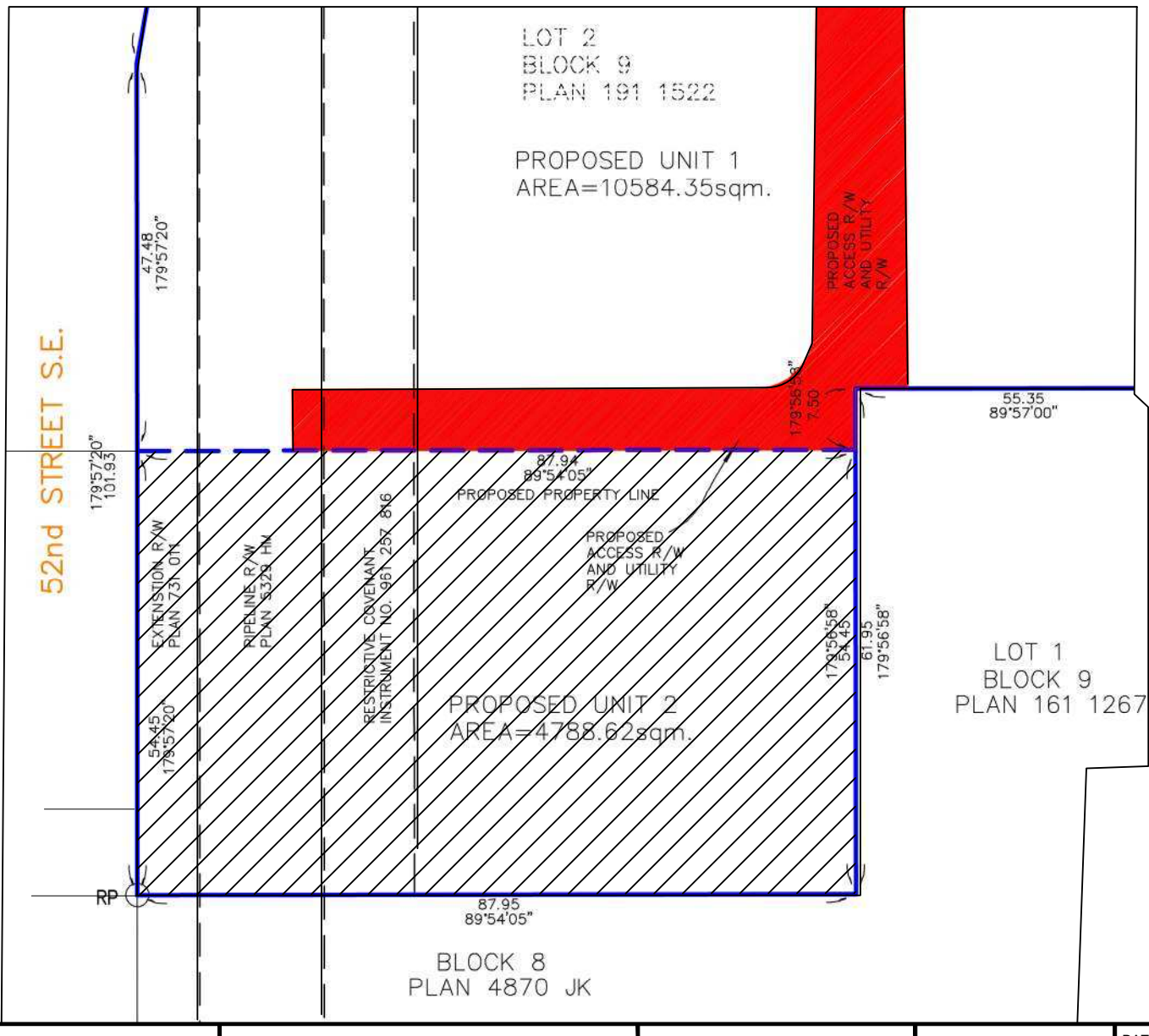


AMENDED DRAWINGS

DP No	Date Received
DP2026-03705	OCT 06 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

2 / A1.01 PLOT PLAN
1:500



3 / A1.01 SITE PLAN
1:200

DRAWING TITLE: SITE PLAN/LANDSCAPE PLAN

PROJECT NAME: 5333 61 AVE SE
CALGARY, AB

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FLOOR SIZE (SQ.FT.):
MAIN FLOOR:
SECOND FL:
BASEMENT FL:
TOTAL SQ.FT:
GARAGE:

DATE: 06-23-26
DRAWN BY: YS
SCALE: AS SHOWN
ISSUE NO. 01
PROJECT NO: 00101
SHEET NO. A1.01

LEGEND	
	PLOT BOUNDARY
	STREET LIGHTS
	PROPOSED FENCE
	CONCRETE CURB
	PAVED SIDEWALK
	PATH OF SU-9 VEHICLE
MH	EXISTING MANHOLE
LP	EXISTING LIGHT POST
1.0% SLOPE	SLOPE FOR DRIVEWAY
	DRIVEWAY ASPHALT
	DRIVEWAY COMPACTED GRAVEL

LEGAL DESCRIPTION :		*MUNICIPAL ADDRESS :*
LOT:	2	5333 - 61st AVENUE S.E.
BLOCK:	9	CALGARY, ALBERTA
PLAN:	191 1522	CLIENT: 1996292 ALBERTA INC.

PARKING	
WEST SIDE	15 -VISITOR /STAFF
EAST SIDE	13 -INVENTORY
NORTH /CENTRAL	53 -INVENTORY
SOUTH	2- ACCESSIBLE , 4-BICYCLE CLASS 2

Note:
1. U/G Irrigation will be provided on site. Details to follow.

LANDSCAPING		
	SHREDDED MULCH 100mm depth	
	FESCUE SOD over 500mm LOAM	
	Tiled area for bicycle parking	
	Deciduous tree	A Swedish columnar aspen- 50mm calliper B Brandon Elm-75mm calliper
	Evergreen tree	C Columnnar Colorado spruce- 2.0/3.0m ht
	Shrubs	D Alpine carpet juniper - #5 container E Karl foerster - 2gallon pot F Abbotswood potentilla- #5 container

AMENDED DRAWINGS

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EXISTING UNIT 1
AREA - 4788.60 SQ.M

EXTENSION R/W PLAN 731 0 11
PIPELINE R/W PLAN 5329 HM
RESTRICTIVE CONVENANT INSTRUMENT NO. 961 257 816

EXISTING ASPHALT ACCESS ROAD 11.80 M WIDE

EXIT
ENTRY
North setback proposed 3 trees
2-decidous
1-evergreen
6-shrubs
EXISTING ASPHALT ACCESS ROAD 7.60 M WIDE
PROPOSED FENCE
existing light post
existing conc pad
SETBACK
CONCRETE CURB 6" THK
SLOPE 1.5%
DRIVEWAY 8.0 M WIDE
DRIVEWAY 7.20 M WIDE
DRIVEWAY 10.0 M WIDE
DRIVEWAY 8.00 M WIDE
15 nos-VISITOR / STAFF
proposed 3 trees and 9 shrubs
existing MH
GARBAGE ENCLOSURE
accesible parking 2 no
accesible parking sign
bicycle parking class 2
2.0m wide sidewalk +0.15 from driveway
main entrance
PROPOSED MODULAR OFFICE AREA= 87.50 SQ.M.
PROPOSED SHED AREA= 144 SQ.M.
LAYDOWN AREA (compacted gravel)
BUILDING SETBACK
5.5MX5.5M UTILITY R/W
employee recreation area 50 m2
existing MH.
existing fence
existing trees
EXISTING SIDE WALK
52 ND STREET NE
West setback proposed10 TREES
6-decidous
4-evergreen
6-shrubs
South setback proposed 3 trees
2-decidous
1-evergreen
6-shrubs
EAST setback proposed 3 TREES
2-decidous
1-evergreen
6-shrubs
LOT 1
BLOCK 9
PLAN 161 1267
BLOCK 8
PLAN 4870 JK
88.47
54.77

4 / A1.02 PROPOSED LAYOUT PLAN
1:100

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PROJECT NAME: 5333 61 AVE SE CALGARY, AB			SCALE: AS SHOWN	ISSUE NO. 01	
			PROJECT NO: 00101		