



SCALE: 1" = 50'-0"



## SCALE: NTS

PROJECT ADDRESS: 824 41 AVE NE, CALGARY AB CANADA  
MUNICIPALITY: CITY OF CALGARY, AB, CANADA

ZONE: I-G (INDUSTRIAL-GENERAL)

ADJACENT ZONING:

- N: -
- E: I-G (INDUSTRIAL-GENERAL)
- S: I-G (INDUSTRIAL-GENERAL)
- W: I-G (INDUSTRIAL-GENERAL)

**USES:**

- VEHICLE RENTAL, MINOR (ALLOWS MAXIMUM OF 5 VEHICLES EQUAL TO OR LESS THAN 4,536 KG OF GROSS VEHICLE WEIGHT): DISCRETIONARY USE PERMIT
- VEHICLE RENTAL, MAJOR: NOT PERMITTED
- SELF-STORAGE FACILITIES: DISCRETIONARY USE PERMIT
- SHOP: PERMITTED

FRONT SETBACKS: WHERE THE PARCEL SHARES A FRONT PROPERTY  
LINE WITH:

- AN EXPRESSWAY OR MAJOR STREET, THE FRONT SETBACK AREA MUST HAVE A MINIMUM DEPTH OF 6.0 METRES; AND
- ANY STREET, OTHER THAN AN EXPRESSWAY OR MAJOR STREET, THE FRONT SETBACK AREA MUST HAVE A MINIMUM DEPTH OF 4.0 METRES.

REAR SETBACKS: WHERE THE PARCEL SHARES A REAR PROPERTY LINE WITH:

- AN EXPRESSWAY OR MAJOR STREET, THE REAR SETBACK AREA MUST HAVE A MINIMUM DEPTH OF 6.0 METRES;
- A LANE, THERE IS NO REQUIREMENT FOR A REAR SETBACK AREA; AND

SIDE SETBACKS: WHERE THE PARCEL SHARES A SIDE PROPERTY LINE WITH:

- AN EXPRESSWAY OR MAJOR STREET, THE SIDE SETBACK AREA MUST HAVE A MINIMUM DEPTH OF 6.0 METRES;
- A LANE, THERE IS NO REQUIREMENT FOR A SIDE SETBACK AREA; AND

MAXIMUM HEIGHT: NO HEIGHT RESTRICTION IN I-G ZONE.

FAR: THE MAXIMUM FLOOR AREA RATIO FOR BUILDINGS ON A PARCEL THAT IS SERVICED BY CITY WATER AND SEWER IS 1.0.

LANDSCAPING REQUIREMENTS:

## LANDSCAPING IN SETBACKS:

1. WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A STREET, EXPRESSWAY OR MAJOR STREET, THE SETBACK AREA MUST:

- BE A SOFT SURFACED LANDSCAPED AREA; AND
- PROVIDE A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS:
  - (a) FOR EVERY 35.0 SQUARE METRES; OR
  - (b) FOR EVERY 50.0 SQUARE METRES, WHERE IRRIGATION IS PROVIDED BY A LOW WATER IRRIGATION SYSTEM.

2. WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A LANE, THERE IS NO REQUIREMENT FOR A SOFT SURFACED LANDSCAPED AREA OR HARD SURFACED LANDSCAPED AREA.
3. UNLESS OTHERWISE REFERENCED, ALL SETBACK AREAS ON A PARCEL, NOT INCLUDING THOSE PORTIONS SPECIFICALLY REQUIRED FOR MOTOR VEHICLE ACCESS, SIDEWALKS, OR ANY OTHER PURPOSE ALLOWED BY THE DEVELOPMENT AUTHORITY, MUST BE A SOFT SURFACED LANDSCAPED AREA.

**PARKING:**

- VEHICLE RENTAL -MINOR USE: 1 MOTOR VEHICLE PARKING STALL PER 100-SQ.MT. OF GROSS USABLE FLOOR AREA.
- SELF-STORAGE USE: 4 MOTOR VEHICLE PARKING STALLS PER 100-SQ.MT. OF GROSS USABLE FLOOR AREA.
- RETAIL USE: 4 MOTOR VEHICLE PARKING STALLS PER 100-SQ.MT. OF GROSS USABLE FLOOR AREA.

 29 ADA LOCKERS REQUIRED/PROVIDED

U-BOX AREA = 21,383± S.F.  
TOTAL U-BOXES = 1,040 (260 x 4-HIGH)

SHEET NOTES:

REVISIONS:

| NO. | DATE     | INITIALS | NOTES                            |
|-----|----------|----------|----------------------------------|
| 1   | 05/01/24 | MM       | REVISIONS                        |
| 2   | 05/22/24 | MM       | ADA ROOMS AND SMALL DOOR CHANGES |
| 3   | —        | —        | —                                |
| 4   | —        | —        | —                                |
| 5   | —        | —        | —                                |
| 6   | —        | —        | —                                |
| 7   | —        | —        | —                                |
| 8   | —        | —        | —                                |

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
NOT FOR CONSTRUCTION;  
FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO.**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-HAUL OF GREENVIEW  
824 41 AVE NE  
CALGARY, AB T2E3R3

SHEET CONTENTS:

## PROPOSED SITE PLAN

840078

|        |    |
|--------|----|
| DRAWN: | MM |
|--------|----|

|          |     |
|----------|-----|
| CHECKED: | ALL |
|----------|-----|

|          |    |
|----------|----|
| CHECKED: | NA |
|          |    |

840078A1B.DWG

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