

CONSTELLATION CROSSING

CALGARY, ALBERTA

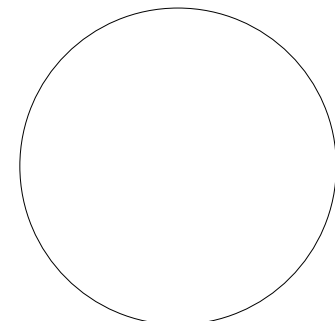
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■ Consultant

■ In Collaboration

Revisions		
No.	Description	Date
1.	IF RE&S REVIEW	2026.08.07
2.	IF DP	2026.08.17
3.	IF DP (REV)	2026.08.27

AMENDED DRAWINGS

DP No	Date Received
DP2026-04835	SEP 01 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

■ Client

■ Project

CONSTELLATION CROSSING

5011 54 ST SE
CALGARY, ALBERTA

■ Drawing

COVER PAGE

Drawn by: SJ
Scale: AS SHOWN

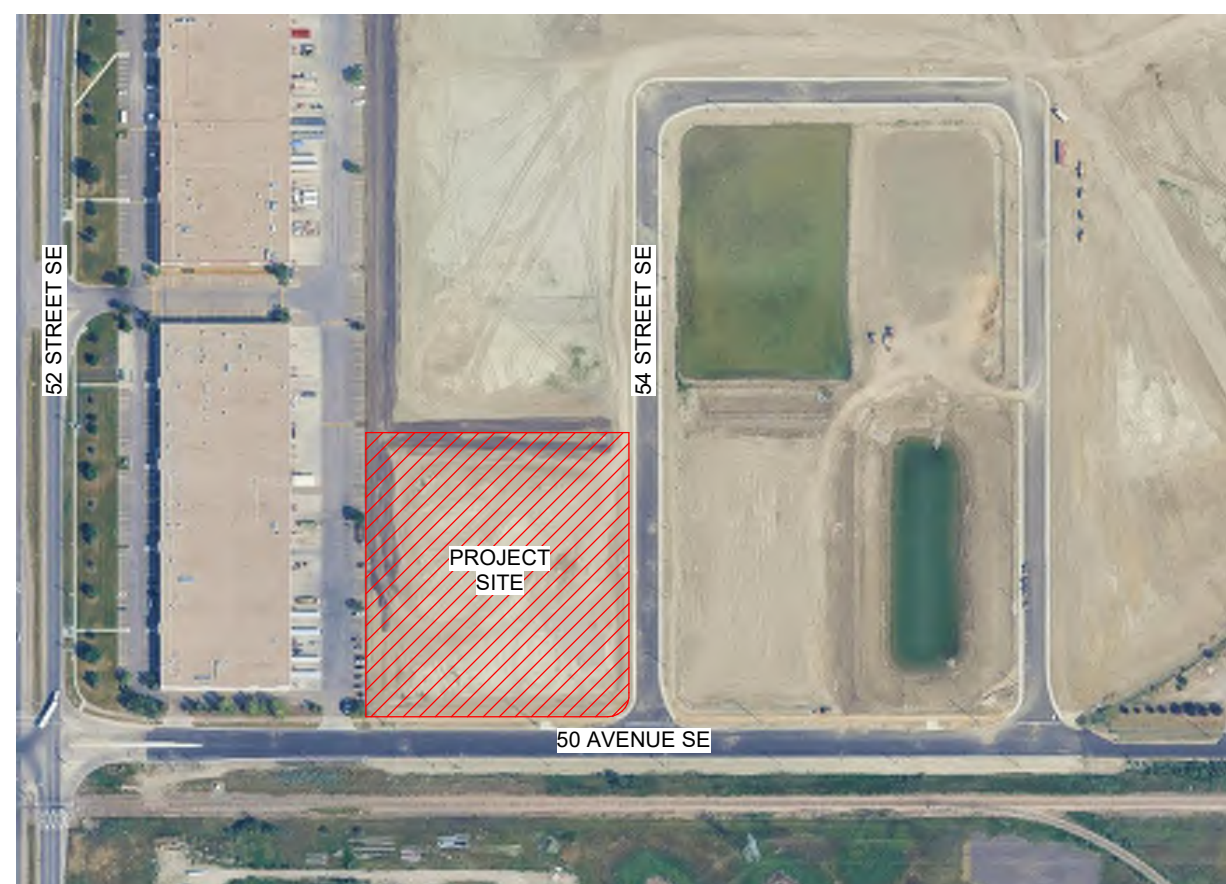
Checked by: PW
Approval by: PW

Date:	Project No.:
JULY 2026	26027

A0.0



EXTERIOR RENDERING FOR DESIGN INTENT PURPOSES ONLY, FINAL DESIGN MAY DIFFER FROM RENDERING DEPICTION SHOWN.



VICINITY PLAN

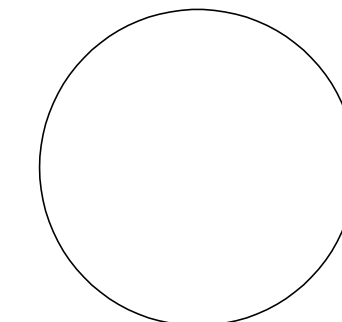
1 : 50

SITE INFORMATION	
PROJECT DESCRIPTION	NEW CONSTRUCTION MULTI-TENANT INDUSTRIAL WAREHOUSE AND SITE DEVELOPMENT. BUILDING SHELL ONLY. TENANT FIT UPS TO BE SUBMITTED AS SEPARATE BUILDING PERMIT SUBMISSIONS AND DEVELOPMENT PERMITS WHEN REQUIRED. FUTURE TENANT(S) ARE ANTICIPATED TO BE MEDIUM HAZARD INDUSTRIAL USE (OCCUPANCY F-2)
LEGAL DESCRIPTION	PLAN 2610760: BLOCK 5: LOT 15
MUNICIPAL ADDRESS	5011 54 ST SE, CALGARY, AB
SITE AREA	5.2 ACRES (21,118.18 m ²)
DEVELOPMENT SYNOPSIS	
ZONING	I-G INDUSTRIAL - GENERAL
LAND USE	GENERAL INDUSTRIAL MEDIUM (PERMITTED)
BUILDING FOOTPRINT AREA	8,303.49 m ² (89,378.00 ft ²)
BUILDING SETBACKS	
FRONT SETBACK AREA	EXPRESSWAY OR MAJOR STREET 6.0m
REAR SETBACK AREA	INDUSTRIAL DISTRICT 1.2m
SIDE SETBACK AREA	INDUSTRIAL DISTRICT 1.2m
LANDSCAPE SETBACKS	REFER TO LANDSCAPE DRAWINGS
EMPLOYEE AREA	OUTDOOR AREAS FOR USE OF EMPLOYEES MIN. 10.0m ² (35.0m ² PROVIDED)
PARKING CALCULATION	
PARKING STALLS	PROVIDED 76 STALLS
BARRIER FREE STALLS	CALCULATED AS PER LAND USE BYLAW 121.1 GROUP A - GENERAL INDUSTRIAL MED 1.0 PARKING STALL PER 100m ² OF GFA 8,303.49m ² /100m ² = 83 STALLS AS PER NBC AB ED. 51-100 STALLS = 4 DESIGNATED BARRIER FREE STALLS BARRIER FREE STALLS PROVIDED 4 STALLS
BICYCLE PARKING STALLS	BICYCLE PARKING STALLS - CLASS 2 / 1.0 STALLS PER 2000m ² OF GFA 8,303.49m ² /2000m ² = 4 STALLS BICYCLE STALLS PROVIDED 4 STALLS
WASTE & RECYCLING	
WASTE & RECYCLING	WASTE & RECYCLING LOCATED INSIDE WAREHOUSE MADE ACCESSIBLE THROUGH OVERHEAD DOOR LOADING DOORS.

GENERAL NOTES	
1.	THE CONSTRUCTION MANAGER SHALL ESTABLISH ALL PROPERTY LINES, SETBACKS, EASEMENTS, ETC. BEFORE COMMENCING CONSTRUCTION.
2.	ALL WATER AND/OR ICE SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACING CONCRETE.
3.	ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
4.	THE CONSTRUCTION MANAGER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
5.	THE CONSTRUCTION MANAGER SHALL LOCATE ALL ABOVE OR BELOW GRADE SERVICES OR OBSTACLES ON OR ADJACENT TO SITE AND SHALL REPORT SUCH OBSTRUCTIONS IN WRITING TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.
6.	WHERE INDICATED ON ELECTRICAL DRAWINGS PROVIDE A 19mm PLYWOOD BACKING TO SIZES NOTED FOR TELEPHONE AND SURFACE MOUNTED ELECTRICAL PANELS.
7.	THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR ENSURING THAT VAPOR, AIR AND FIRE BARRIER CONTINUITY IS MAINTAINED.
8.	APPLY BEAD OF ACOUSTIC CAULKING AT JUNCTIONS OF FLOOR TO WALLS, WALL TO WALL, AND WALL TO CEILING AT ALL FRAMING WALLS.
9.	THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL ACQUAINT THEMSELVES AND BE GOVERNED BY ALL CONTRACT DOCUMENTS.
10.	THE CONSTRUCTION MANAGER SHALL ENSURE PROPER SEQUENCE OF CONSTRUCTION.
11.	THE CONSTRUCTION MANAGER IS TO COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS TO EXPEDITE PROGRESS AND AVOID INTERFERENCE.
12.	THE ARCHITECT APPRECIATES THAT THERE ARE METHODS OF CONSTRUCTION AND/OR PROCEDURES OTHER THAN THOSE DESCRIBED IN THE SPECIFICATIONS AND/OR DETAILED ON THE DRAWINGS AND WELCOMES CONSTRUCTIVE PROPOSALS FROM THE TRADES INVOLVED.
13.	CONSTRUCTION MANAGER SHALL CLEAR AND GRADE THE SITE. OBSTACLES NOT VISIBLE AT TIME OF TENDER SHALL BE REPORTED TO THE ARCHITECT BEFORE CONTINUING TO EXCAVATE. DO NOT OVER EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.
13.	CONSTRUCTION MANAGER SHALL CLEAR AND GRADE THE SITE. OBSTACLES NOT VISIBLE AT TIME OF TENDER SHALL BE REPORTED TO THE ARCHITECT BEFORE CONTINUING TO EXCAVATE. DO NOT OVER EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.
14.	FOR SITE GRADING REFER TO CIVIL DRAWINGS
15.	FOR LOCATION OF CATCH BASINS, MANHOLES, DEEP SERVICES, ETC., REFER TO CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO PROCEEDING WITH WORK.
16.	ANY ERRORS, OMISSIONS OR CONFLICTS FOUND ON THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
17.	SITE VERIFY THE BUILDING(S) LOCATION PRIOR TO PROCEEDING WITH THE WORK.
18.	COORDINATE ALL ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DETAILS, EQUIPMENT ETC. PRIOR TO ORDERING AND INSTALLING ANY ITEM OF WORK.

DRAWING LIST	
ARCHITECTURAL BCW ARCHITECTS	
A0.0	COVER PAGE
A1.0	SITE PLAN
A1.1	SITE DETAILS
A1.2	VEHICLE SWEEP PATHS
A2.0	MAIN FLOOR PLAN
A2.1	ROOF PLAN
A3.0	BUILDING ELEVATIONS
CIVIL JUBILEE ENGINEERING CONSULTANTS LTD.	
SP1	SITE SERVICING PLAN
SP2	SITE GRADING PLAN
SP3	SITE SECTIONS & DETAILS
LANDSCAPE GROUND CUBED	
DP-L1	BYLAW PLAN
DP-L2	LANDSCAPE PLAN
ELECTRICAL DBK ENGINEERING LTD.	
ES1	SITE PLAN - LIGHTING, POWER, & AUXILIARY
ES2	SITE PLAN - LIGHTING, POINT BY POINT
ES3	ELECTRICAL DETAIL

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3.	IF DP (REV)	2026.08.27
4.	IF DP (REV)	2026.09.01

AMENDED DRAWINGS
DP No. Date Received
DP2026-04835 SEP 01 2026
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■ Client



■ Project

CONSTELLATION CROSSING

5011 54TH STREET SE
CALGARY, ALBERTA

■ Drawing

SITE PLAN

Drawn by: BE, SJ
Scale: AS NOTED

Checked by: SJ
Approval by: PW

Date:
JULY 2026

Project No.:
26027

A1.0

SITE PLAN KEYNOTES

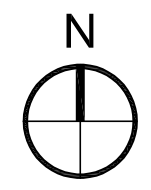
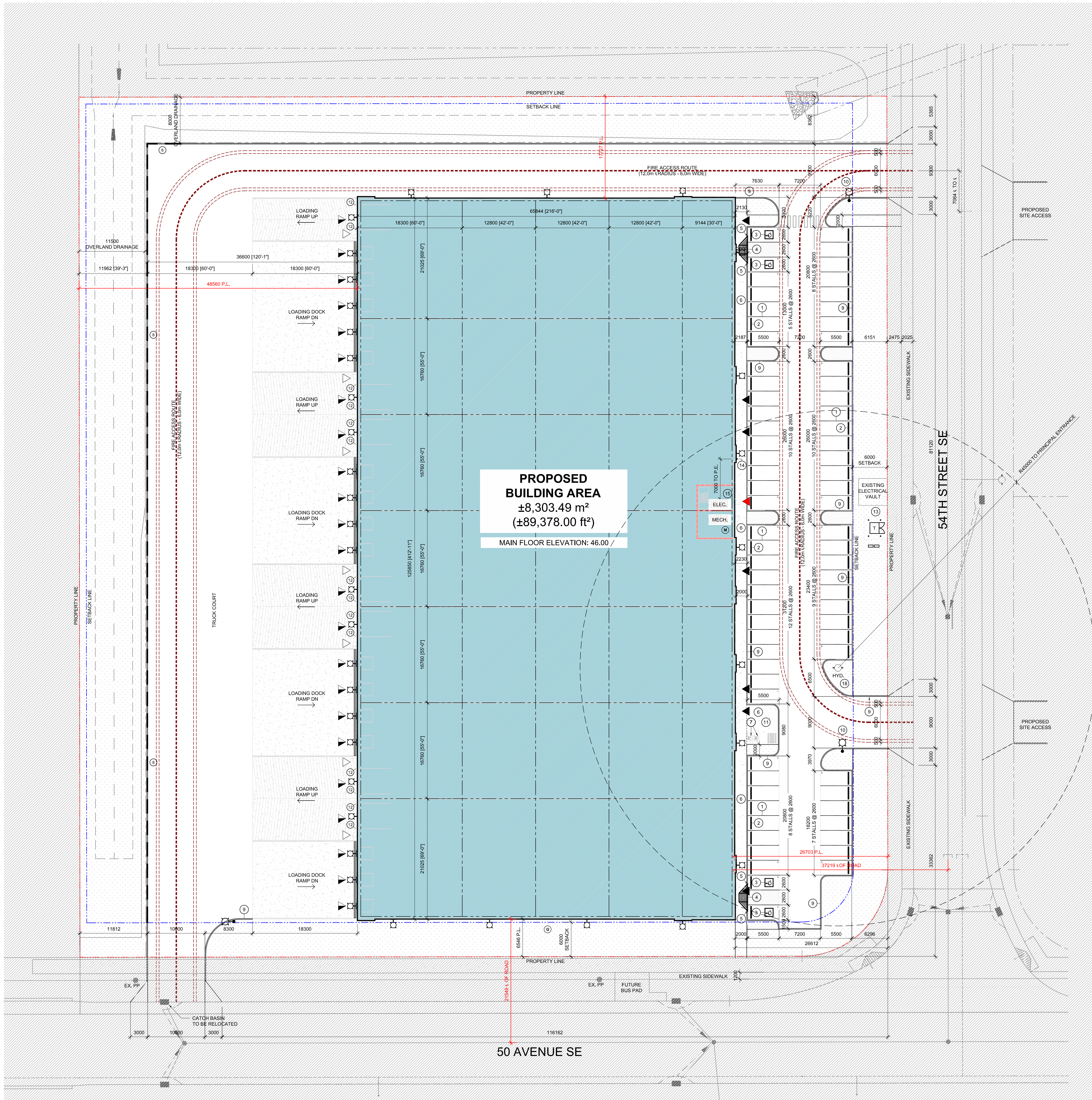
- 75mm WIDE PAINTED YELLOW PARKING LINES.
- RECYCLED RUBBER WHEEL STOP. REFER TO DETAIL 3/A1.1
- BARRIER FREE PARKING SYMBOL. REFER TO DETAIL 8/A1.1
- DEPRESSED BARRIER FREE CONCRETE RAMP. REFER TO DETAIL 6/A1.1
- BARRIER-FREE SIGN POST. REFER TO DETAIL 9/A1.1
- CONCRETE SIDEWALK, BROOM FINISH. REFER DETAIL 1/A1.1
- BICYCLE RACKS, CLASS 2 BICYCLE PARKING. REFER TO DETAIL 5/A1.1
- LANDSCAPE CURB WALL. REFER TO CIVIL.
- 150mm WIDE CONCRETE CURB. REFER TO DETAIL 2/A1.1
- LIGHT STANDARD. REFER TO ELECTRICAL.
- OUTDOOR EMPLOYEE AREA.
- 152mm DIAMETER CONCRETE FILLED STEEL PIPE BOLLARDS. REFER TO DETAIL 4/A1.1
- PROPOSED TRANSFORMER. REFER TO ELECTRICAL.
- FIRE DEPARTMENT CONNECTION (MIN. 3.0m - MAX. 15.0m FROM PRINCIPAL ENTRANCE)
- DESIGNATED PRINCIPAL ENTRANCE. FIRE LOCKBOX, EXTERIOR STROBE & FIRE ALARM PANEL LOCATION.
- WASTE & RECYCLING BINS. LOCATION SUBJECT TO CHANGE WITH RACKING LOCATION.
- TRENCH DRAIN. REFER TO CIVIL & STRUCTURAL.
- PROPOSED FIRE HYDRANT. REFER TO CIVIL.

SITE PLAN LEGEND

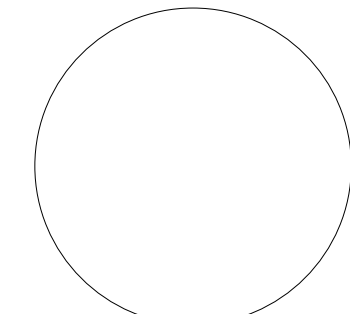
PROPOSED BUILDING	PROPERTY LINE
HEAVY DUTY ASPHALT MIN. 38,556kg/85,000lbs LOAD SUPPORT	SETBACK AREA
CONCRETE SIDEWALKS, APRONS AND RAMPS	FIRE TRUCK ROUTE
LIGHT DUTY ASPHALT	PRINCIPAL ENTRANCE.
SOD ON 300mm DEPTH TOPSOIL c/w DROUGHT TOLERANT GRASS SPECIES. 600mm DEPTH TOPSOIL FOR SHRUB AND TREE BEDS. SOD TO BACK OF CURB AND EDGE OF SIDEWALKS. ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES.	TENANT ENTRANCE LOCATION.
EXT. BUILDING LIGHTING. REFER TO ELECTRICAL.	BUILDING EXIT LOCATION.
LIGHT STANDARD. REFER TO ELECTRICAL.	OVERHEAD DOOR LOCATION.
	WATER METER LOCATION
	GAS METER LOCATION

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.



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CALGARY, ALBERTA

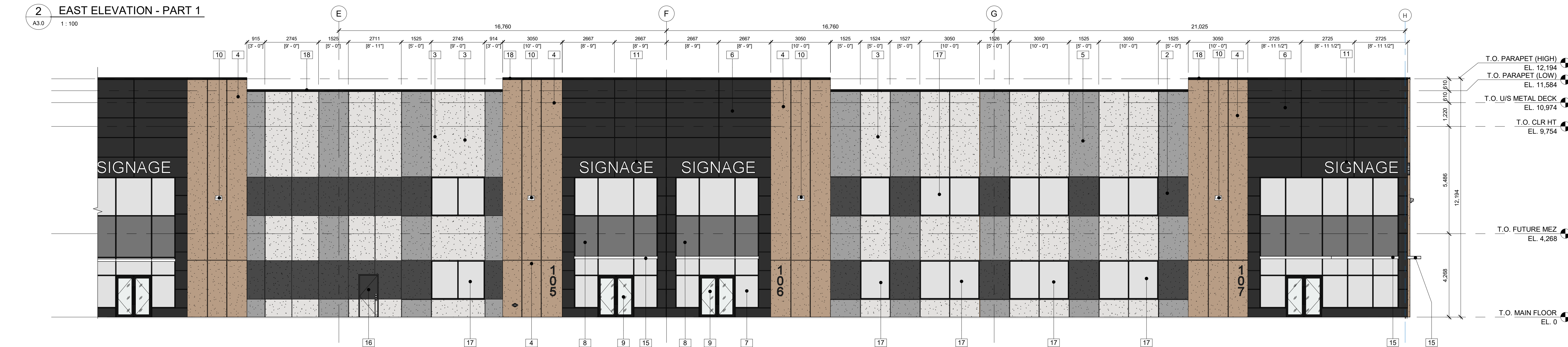
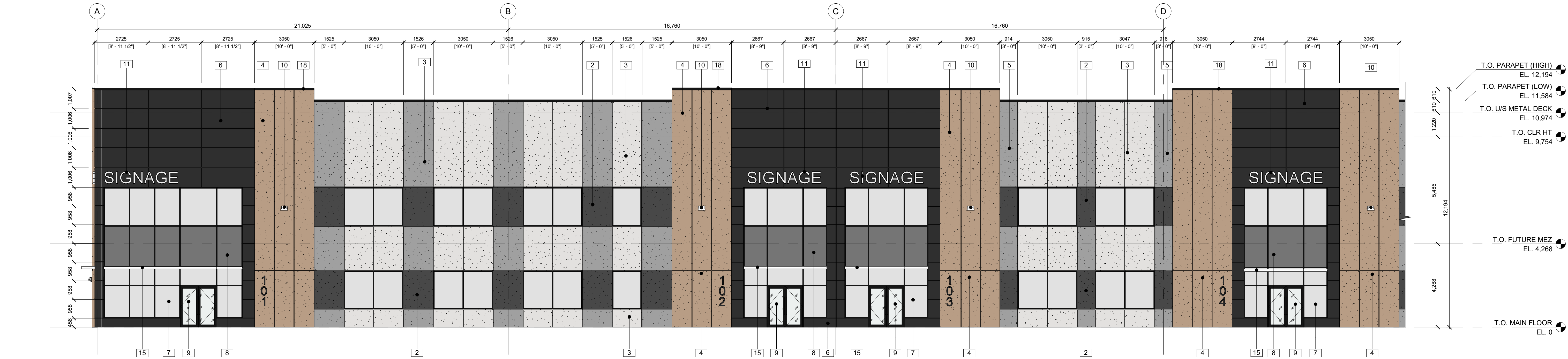
Drawing

**BUILDING
ELEVATION - EAST**

Drawn by: SJ Checked by: PW
Scale: AS SHOWN Approval by: PW

Date: JULY 2026 Project No.: 26027

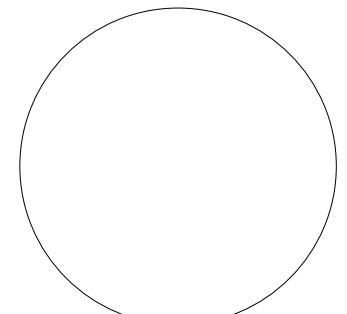
A3.0



EXTERIOR ELEVATION MATERIAL LEGEND

1 NOT USED	11 EXTERIOR SIGNAGE N.I.C. G.C. TO PROVIDE REQUIRED SIGNAGE BACKING
2 PRECAST CONCRETE PANELS STONE FINISH, SEALED COLOR: CHARCOAL GRAY	12 CONC. FILLED STEEL PIPE BOLLARD COLOR: YELLOW
3 PRECAST CONCRETE PANELS STONE FINISH, SEALED COLOR: LIGHT WHITE/GRAY	13 OH EXTERIOR DOOR w/ VISION PANELS c/w DOCK LEVELER AND BUMPERS
4 PRECAST CONCRETE PANELS STONE FINISH, SEALED COLOR: LIGHT BROWN	14 OH DRIVE THROUGH EXTERIOR DOOR w/ GLAZING
5 PRECAST CONCRETE PANELS STONE FINISH, SEALED COLOR: MEDIUM GRAY	15 OPEN STEEL SUNSHADE CANOPY COLOR: BLACK PRODUCT: KAWNEER VERSOEIL SUNSHADE
6 ALUMINUM COMPOSITE MATERIAL COLOR: BLACK	16 INSULATED EXTERIOR METAL DOOR COLOR: CHARCOAL
7 STOREFRONT LAMINATED GLAZING c/w BLACK ANODIZED FRAME	17 FIXED WINDOW c/w BLACK ALUMINUM FRAME
8 STOREFRONT LAMINATED GLAZING SPANDREL PANEL c/w BLACK ANODIZED FRAME	18 PREFINISHED METAL FLASHING COLOR: BLACK
9 GLAZED ENTRANCE DOOR c/w BLACK ANODIZED ALUMINUM FRAME	19 STEEL GUARDRAIL COLOR: BLACK
10 EXTERIOR LIGHTING SEE ELECTRICAL	

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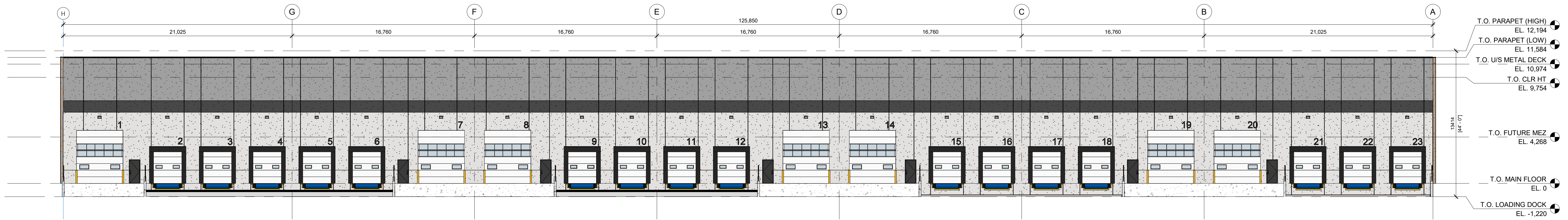
■ Drawing

**BUILDING
ELEVATION - WEST**

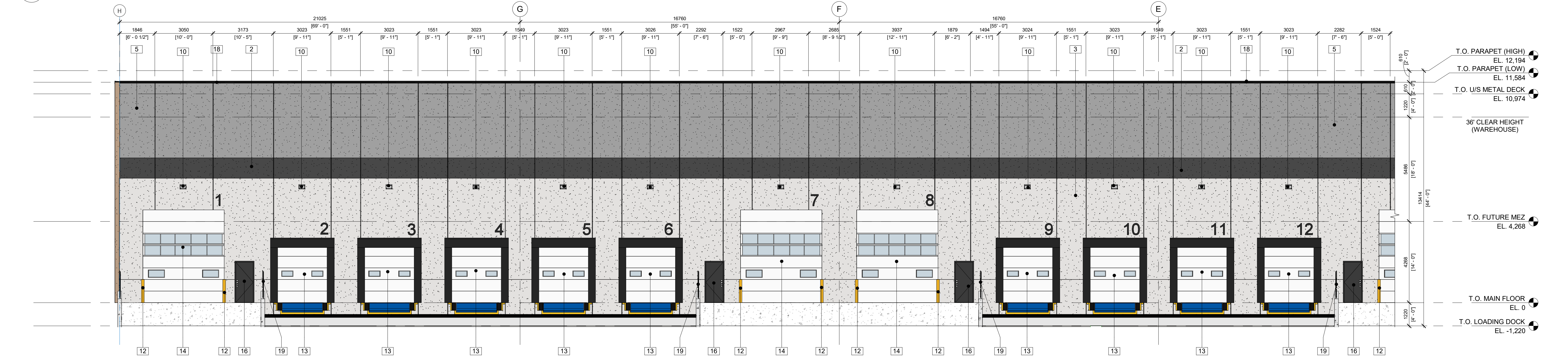
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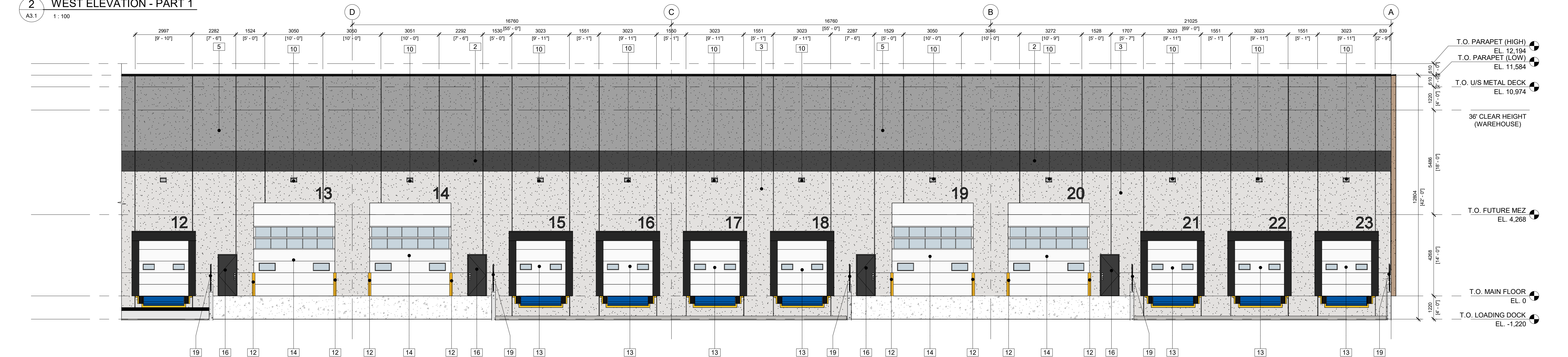
A3.1



1 WEST ELEVATION
A3.1 1:175



2 WEST ELEVATION - PART 1
A3.1 1:100

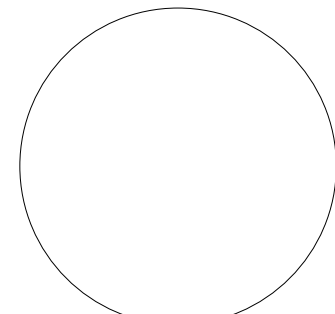


3 WEST ELEVATION - PART 2
A3.1 1:100

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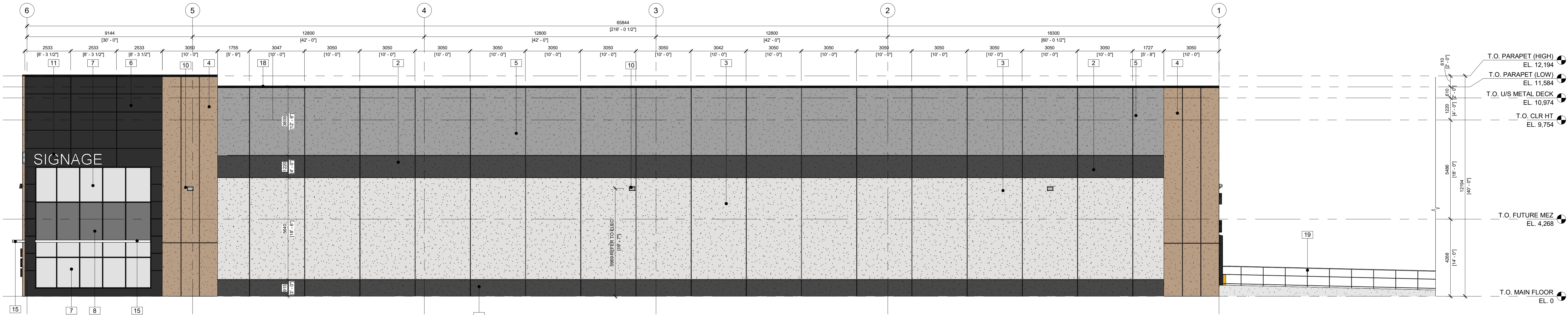
■ Drawing

BUILDING ELEVATION - NORTH & SOUTH

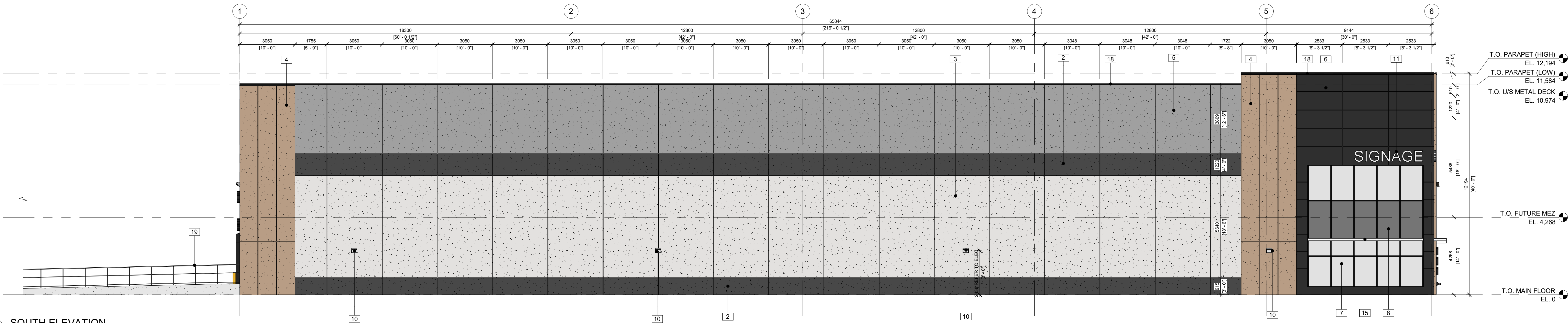
Drawn by: SJ Checked by: PW
Scale: AS SHOWN Approval by: PW

Date:	Project No.:
JULY 2026	26027

A3.2



1 NORTH ELEVATION
A3.2 1:100



2 SOUTH ELEVATION
A3.2 1:100

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