MUNICIPAL ADDRESS

7233 OGDEN ROAD S.E. CALGARY, AB, T2C 1B7

ZONING

C-N2 COMMERCIAL - NEIGHBOURHOOD 2

LEGAL

LOT 15 & 16
BLOCK 4
PLAN 375AM
CITY OF CALGARY

UNIT AREA

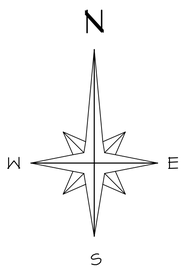
735.33m² = 7,915 ft²

SOFT LANDSCAPING

822 ft² = 10.4%

LEGEND

SUBJECT PROPERTY LINE IS SHOWN THUS
ADJACENT PROPERTY LINE IS SHOWN THUS
BUILDING FOUNDATION SHOWN THUS
EAVE FASCIA ARE SHOWN THUS
UTILITY RIGHTS OF WAY ARE SHOWN THUS
FENCES ARE SHOWN THUS — NEW 6'-0" HIGH WOOD FENCE; EXISTING FENCE TO REMAIN; EXISTING FENCE TO BE REMOVED
OVERHEAD POWER LINES SHOWN THUS
POWER POLES SHOWN THUS
SPOT ELEVATIONS ARE SHOWN THUS — 54.00 EXISTING GRADE TO REMAIN
DECIDUOUS TREE SHOWN THUS:

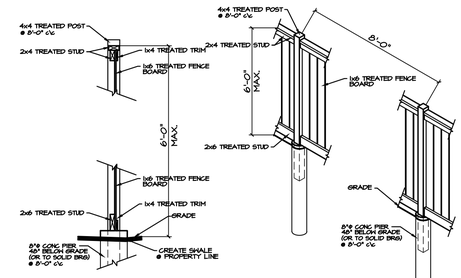


APPLICABLE CODE: NATIONAL BUILDING CODE (NBC) ALBERTA EDITION 2019 - DIV. B

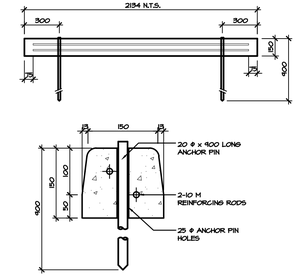
OCCUPANCY CLASSIFICATION:

OFFICE:
BUSINESS AND PERSONAL SERVICES
3.2.2.62 GROUP D, UP TO 2 STOREYS
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
BUILDING IS NOT SPRINKLERED THROUGHOUT.
BUILDING NOT MORE THEN 2 STOREY.
15 | STOREY NOT MORE THAN 6000 SQ. M. FACING 2 STREET

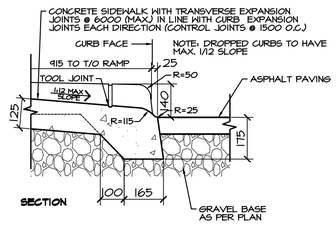
ACTUAL BUILDING AREA
TOTAL BUILDING AREA =208.85 sq.m



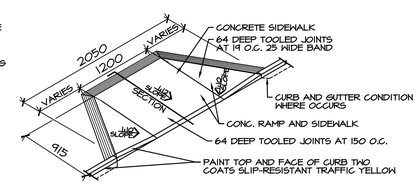
A TYPICAL FENCE DETAIL
SCALE: NTS

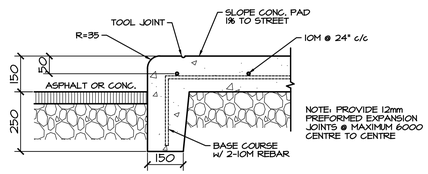


B WHEEL STOP DETAIL
SCALE = NTS

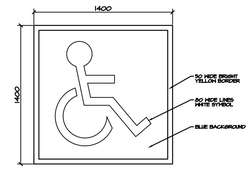


C BARRIER FREE RAMP DESIGN
N.T.S.

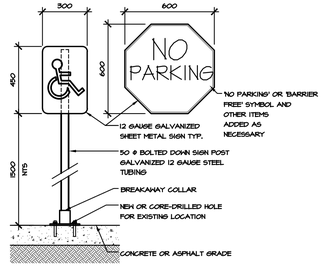




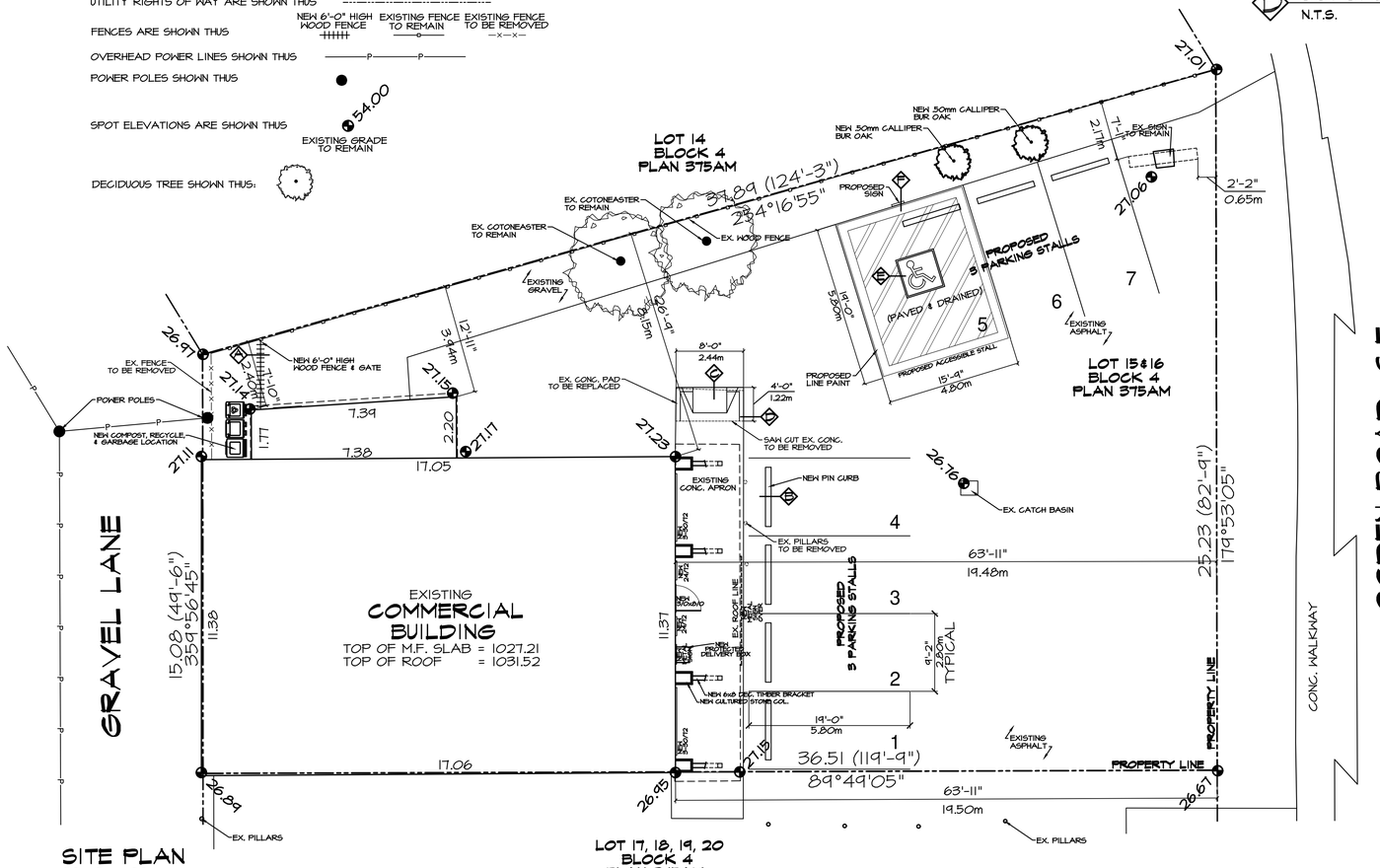
D CONCRETE CURB DETAIL
N.T.S.



E BARRIER FREE PARKING SYMBOL
SCALE: NTS



F SIGNAGE DETAIL
SCALE: NTS



SITE PLAN
SCALE: 1: 100

APPROVED USE
RETAIL STORE
PROPOSED USE
INFORMATION AND SERVICE PROVIDER
LPT REALTY OFFICE
HOURS OF OPPERATION
MONDAY TO FRIDAY 7:00 AM - 6:00 PM
SATURDAY (OPTIONAL) 8:00 AM - 5:00 PM
SUNDAY (OPTIONAL) 8:00 AM - 5:00 PM



PROPOSED
EXTERIOR RENDERING

LIST OF DRAWINGS

1/2 - SITE PLAN, DETAILS & RENDERING
2/2 - PROPOSED MAIN FLOOR PLAN, PROPOSED ELEVATIONS, CONCEPT FLOOR PLAN & MODEL IMAGES

SHEET NO. 1/2

JG Design
141 SILVERDALE CRES. NW.
CALGARY, ALBERTA, T3B 3R8
JEREMY@JGDESIGN.CA
WWW.JGDESIGN.CA
PH. 825-2570

DRAWN JGUKERT | SCALE AS SHOWN
DATE OCT. 21 '26 | CHECKED JGUKERT
FILE NO. | APPROVED

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY.

CLIENT/PROJECT
LPT REALTY - HAGENTS
7233 OGDEN ROAD S.E.
COMMERCIAL
CHANGES OUTSIDE A BUILDING
DP

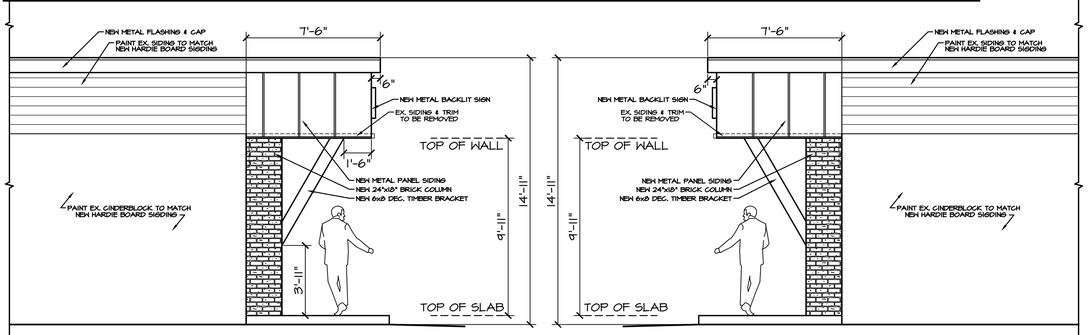






PROPOSED
EXTERIOR MODEL IMAGES

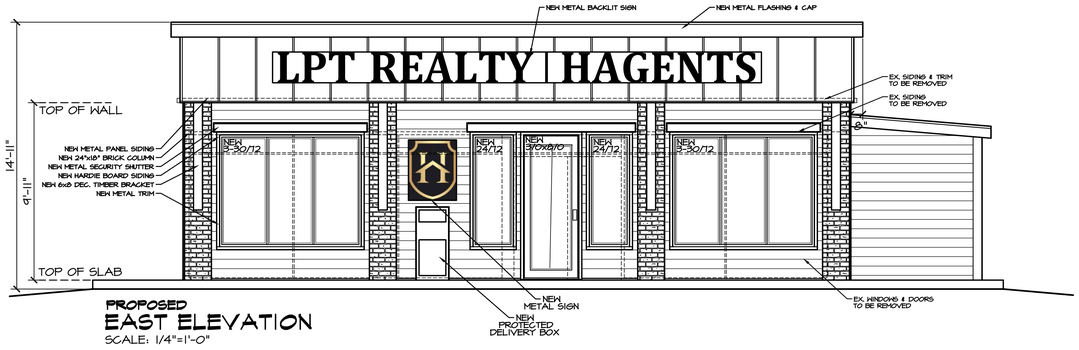
[redacted]



PROPOSED
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED
NORTH ELEVATION
SCALE: 1/4"=1'-0"

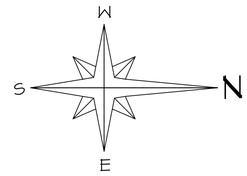




PROPOSED
EAST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH:

METAL CAP/FLASHING	BLACK
METAL SIDING	BLACK
EX. BLOCK WALL	PAINT IRON GREY
WINDOW FRAMES	BLACK
WOOD SOFFIT	CHARRED TIMBER
BRICK	OLD CHICAGO
TIMBER	CHARRED TIMBER
HARDIE BOARD SIDING	IRON GREY



[redacted]

SHEET NO. 2/2

JG Design
141 SILVERDALE CRES. NW,
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JEREMY@JGDESIGN.CA
WWW.JGDESIGN.CA
PH. 403-2510

DRAWN JGUKERT | SCALE AS SHOWN
DATE OCT. 21 '26 | CHECKED JGUKERT
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CLIENT/PROJECT
LPT REALTY - HAGENTS
7233 OGDEN ROAD S.E.
EXTERIOR RENOVATION