

LEGEND

HATCH INDICATES AREA PROPOSED PRIVATE SCHOOL

HATCH INDICATES INDICATES AREA NIC MEDICAL CLINIC AND PHARMACY

LEGEND

HATCH INDICATES MEDICAL CLINIC PARKING - REFER TO DP2020-3885

HATCH INDICATES PHARMACY PARKING - REFER TO DP2020-3885

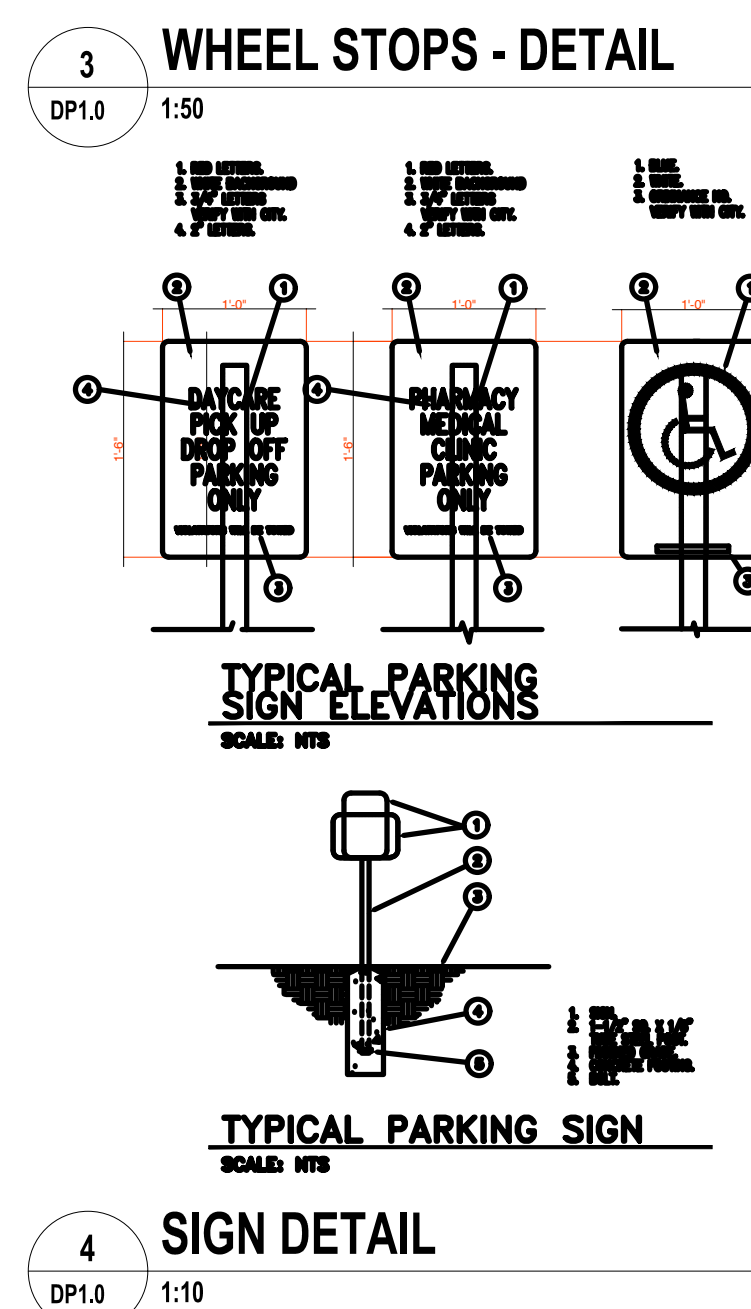
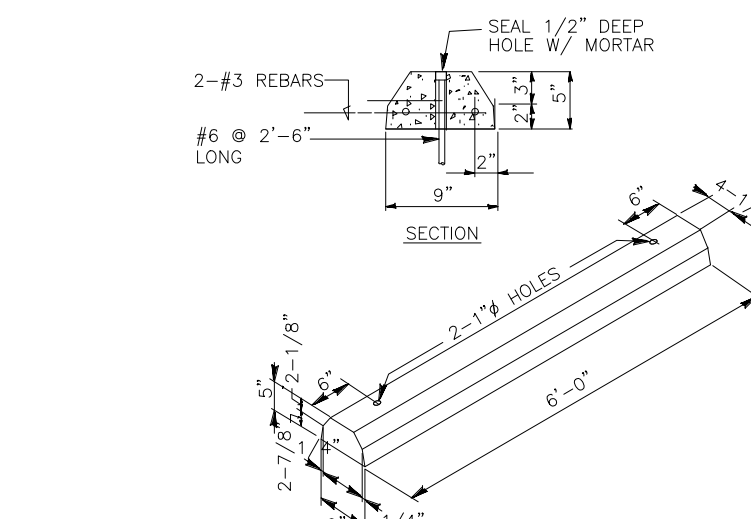
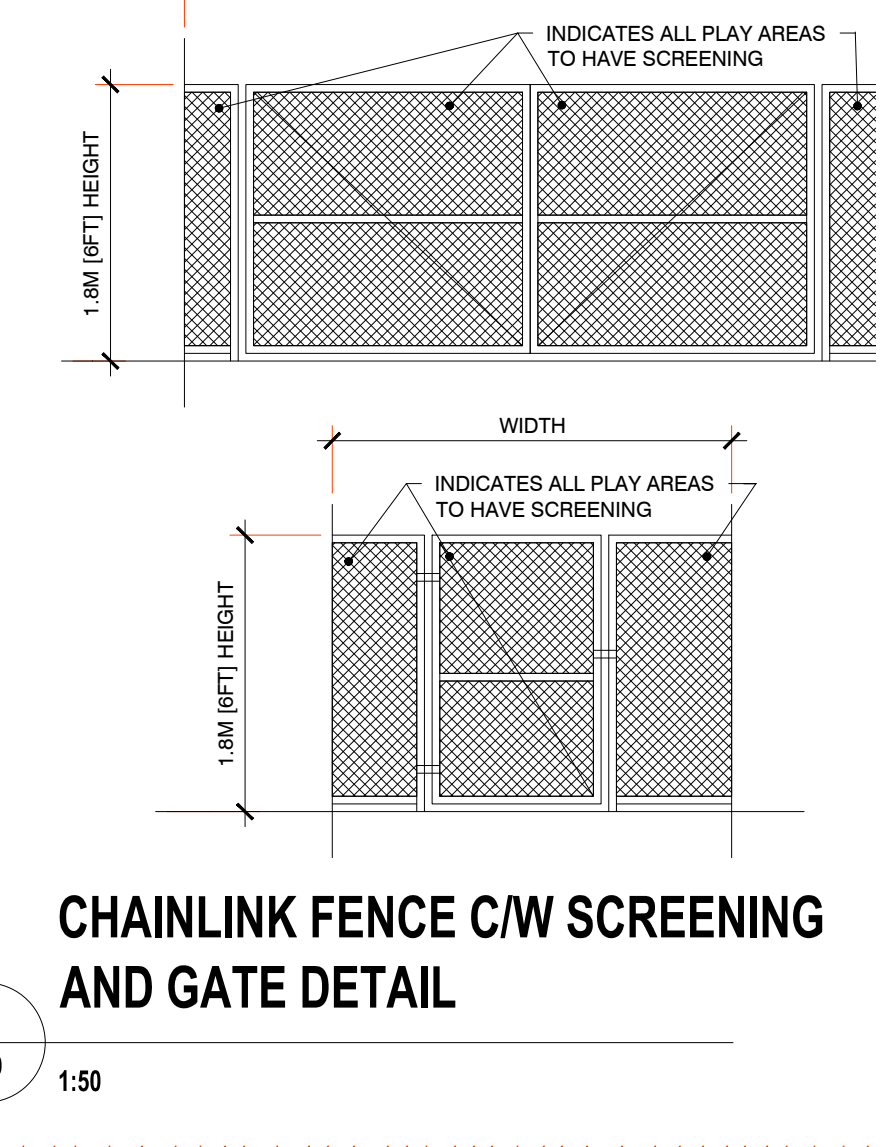
SITE DATA SCHEDULE

ZONING	BUILDING AREA RATIO
ZONE =BDC INDUSTRIAL BUSINESS DISTRICT	BLDG. GROSS FLOOR AREA = 4596 SQ.M. (49 471 S.F.) TOTAL SITE AREA = 8498 SQ.M. (91 471 S.F.) COVERAGE = 0.54 MAX. ALLOWABLE = 1.0
LEGAL DESCRIPTION	NET FLOOR AREA
LOT 11 BLOCK 1 PLAN 081-3886	(TOTAL AREA LESS BLDG. LOBBY, SERVICE SPACE AND CIRCULATION) MAIN FLOOR = 956 SQ.M. (10 290 SQ.F.) SECOND FLOOR = 1044 SQ.M. (11 452 SQ.F.) THIRD FLOOR = 1247 SQ.M. (13 422 SQ.F.) TOTAL NET FLOOR AREA = 3247 SQ.M. (35 144 SQ.FT)
MUNICIPAL ADDRESS	BUILDING PROPOSED USE
9 ROYAL VISTA DRIVE NW CALGARY, ALBERTA	MIXED USE
SITE AREA	PARKING
0.849 ha 8498 Square Meters 91 471 Square Feet	SCHOOL REQUIRED - SEE TRAFFIC STUDY REPORT MEDICAL CLINIC AND PHARMACY STALLS (5 ACCESSIBLE STALLS REQUIRED-5 PROVIDED IN OVERALL TOTAL)
BUILDING AREA	LOADING SPACE
BUILDING FOOTPRINT = 1526 SQ.M. (16 425.73 SQ. FT)	1 LOADING SPACE PER 9300 SQ.M. WHERE CUMULATIVE GFA IS GREATER THAN 930 SQ.M. + 1 LOADING SPACE PROVIDED
TOTAL GROSS FLOOR AREA	BIKE PARKING
MAIN FLOOR = 1526 SQ.M. (16 425.73 SQ.F.) SECOND FLOOR = 1044 SQ.M. (11 452.40 SQ.F.) THIRD FLOOR = 1247 SQ.M. (13 422.40 SQ.F.) TOTAL GROSS FLOOR AREA = 4596 SQ.M. (49 471 SQ. FT)	TOTAL BIKE PARKING REQUIRED & PROVIDED: 4 STALLS BIKE CLASS 1 (SECURED) 42 STALLS BIKE CLASS 2 (UNSECURED)

SITE PLAN KEYNOTE

- 100 YELLOW PAINTED PARKING LINES - TYPICAL FOR ENTIRE PARKING LOT LAYOUT
- TYPICAL SIDEWALK CONSTRUCTION: 125 CONCRETE SLAB c/w LIGHT BROOM FINISH AND 150/10/13 3/4" 3 WMM ON MINIMUM 150 COMPACTED GRANULAR FILL - PROVIDE 15mm PRESSURE-IMPREGATED FIBREBOARD EXPANSION JOINTS @ MAX. 6000 o.c. AND CONTROL JOINTS MAX. 1500 o.c. (SAW CUT 24 HRS)
- SIAMSE CONNECTION
- STOP SIGN
- BARRIER FREE PARKING SIGN
- NO PARKING ANYTIME / FIRELANE SIGN
- EXISTING YIELD AND STREET NAME SIGN
- EXISTING UTILITY VAULT
- LIGHT STANDARD - (CONFIRM W/ ELECTRICAL)
- PAINTED BARRIER FREE SYMBOL - SEE DETAIL
- BIKE RACK (TOTAL 14 BIKES)
- WHEELCHAIR RAMP
- CONCRETE SIDEWALK & CURB - SEE DETAIL
- CONCRETE CURB - SEE DETAIL
- EXISTING TRANSFORMER BOX
- EXISTING NEW TRANSFORMER
- EXISTING NEW TELUS AND SHAW PAD
- PROPOSED SIGNAGE - RESERVED FOR MEDICAL CLINIC (SEE DP2020-3886)
- PROPOSED MEDICAL CLINIC ENTRANCE (SEE DP2020-3886)
- PROPOSED TENANT ENTRANCE (SEE DP2020-3886)
- PROPOSED SIGNAGE - RESERVED FOR PHARMACY (SEE DP2020-3886)
- WHEEL STOPS - PRECAST CONCRETE SEE DETAIL 3 / DP1.0
- CHAINLINK FENCE - SEE DETAIL 2 / DP1.0
- PROPOSED SIGNAGE - DAYCARE DROP OFF / PICKUP SEE DETAIL 4 / DP1.0

Technical Drafting Services
Project management
Murray Lawrence
1838709 ALBERTA LTD.
Suite 247, #408, 3718 66th St. S.W.
Calgary AB T2C 1G2
PH: 403.688.2478 murray@1838.ca



SITE PLAN LEGEND

	PROPERTY LINE
	LIGHT STANDARD REFER TO ELEC. DRAWINGS
	MANHOLE REFER TO ELEC. DRAWINGS
	DRAINAGE
	FENCE
	CHAINLINK FENCE
	GATE
	WHEELCHAIR RAMP
	BARrier Free Symbol
	LIGHT STANDARD REFER TO ELEC. DRAWINGS
	MANHOLE REFER TO ELEC. DRAWINGS
	DRAINAGE
	FENCE
	CHAINLINK FENCE
	GATE
	WHEELCHAIR RAMP
	BARrier Free Symbol

- NOTES:
- COORDINATE ALL NEW SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANIES.
 - REFER TO THE TRAFFIC STUDY REPORT FOR MORE INFORMATION.
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