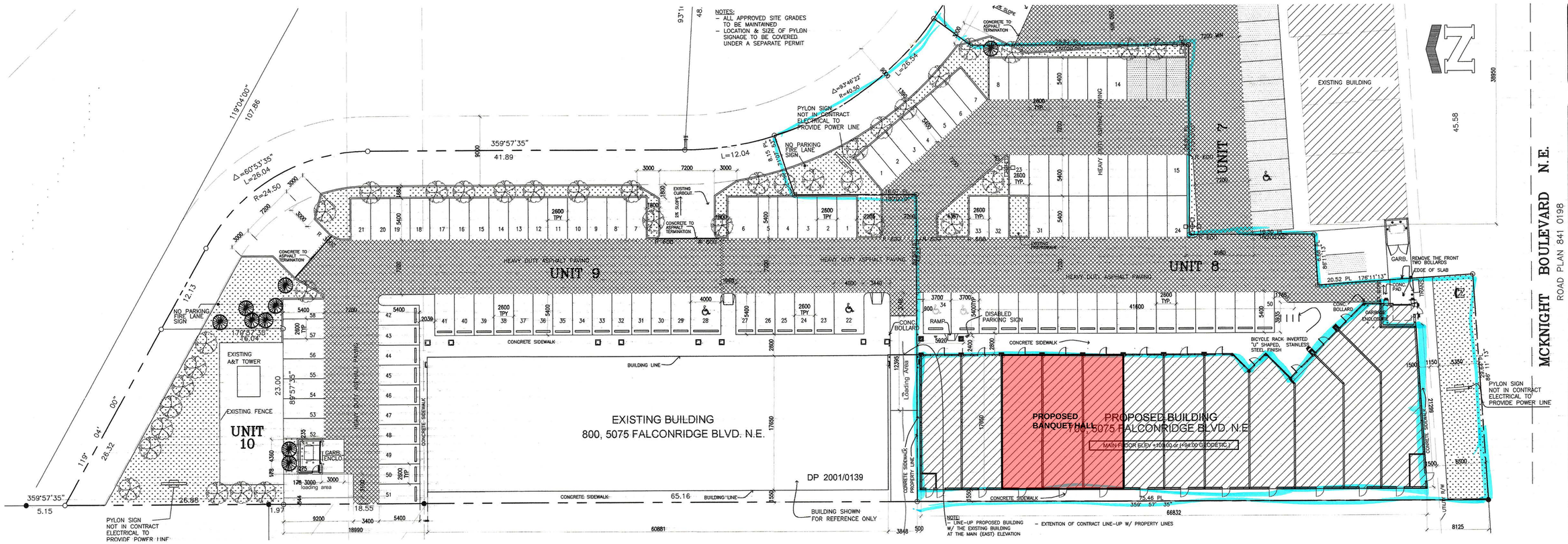
THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS.



1 SITE PLAN
A-020 scale 1:250

ALBERTA BUILDING CODE REVIEW

OCCUPANCY CLASSIFICATION:

MAJOR OCCUPANCY	"E" UP TO 2 STORY (3.2.2.61)
BUILDING CONSTRUCTION	COMBUSTIBLE & NON-COMBUSTIBLE CONSTRUCTION NON-COMBUSTIBLE FOR LOABEARING WALLS & COLUMNS OR 45 MIN FRR (3.2.2.61)
FACING	2 STREETS
BUILDING HEIGHT	1 STOREYS
SPRINKLERING	NOT SPRINKLERED
MAXIMUM BUILDING AREA	REQ: 1250 SQM MAX. 1227.2 SQ.M AREA PROVIDED
FIRE RESISTANCE RATING	NORTH WALL: 2 HR FRR NON-COMBUSTIBLE CONSTRUCTION & CLADDING (3.2.3.7.4) WEST WALL: 2 HR FRR NON-COMBUSTIBLE CONSTRUCTION & CLADDING (3.2.3.7.4) 2 HR FRR NON-COMBUSTIBLE CONSTRUCTION & CLADDING (3.2.3.7.4) 1 HR FRR FOR SERVICE ROOMS WALLS (3.6.3.1.5)
FIRE SEPARATION	1 HR. FIRE RESISTANCE RATING FOR DEMISING WALLS
EGRESS DOORWAYS	MAX.RQD - AREA OF UNIT 1500SQM - DIST. TO EGRESS 15 M (3.3.1.5)

UNPROTECTED OPENING

0% MAX. FOR NORTH WALL (3.2.3.1.B)
WEST WALL
43% MAX. FOR WEST WALL (3.2.3.1.B)
= 4.9 X 66.85/.04 = 327.5/.04
= 13.1 SQM = MAX. 6 DOORS
OTHER 5 DOORS RQD 1.5 HR FRR

LANDSCAPE LEGEND

GREEN SPRUCE
2000-3000 HIGHT

AMERICAN ELM
GREEN ASH
65 TO 85 CALIPER

SOD

NOTE:

- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS

LEGEND

- HEAVY DUTY ASPHALT PAVING (25 000kg CAPACITY) DRIVE AISLE LOCATIONS ONLY
- TH#1 GEOTECHNICAL TEST HOLE - REFER TO GEO TECH REPORT
- EXISTING LIGHT STANDARD - REFER TO ELECT. PLANS
- 100.00 EXISTING DESIGN GRADES
- 100.00 NEW (PROJECT) FINISH GRADE ELEVATION-SEE MECH SITE PLAN

FOR FINISHED (FINAL) GRADES REFER TO MECHANICAL SITE PLAN

DEVELOPMENT DATA

DEVELOPMENT PERMIT NUMBER DP 2004-301

LEGAL ADDRESS: UNIT8, CONDO 2000Y3243 (SUBDIVISION OF UNIT 4 ON BARELAND CONDOMINIUM. PLAN 0012133)

MUNICIPAL ADDRESS: 700-5075, FALCONRIDGE BOULEVARD N.E. CALGARY, ALBERTA

SITE AREA: 3,603.50 SQM (0.89 ACRE)

ZONING / LAND USE: DIRECT CONTROL 207Z82 (C-5)

BUILDING AREA:
MAIN FLOOR 1227.2 SQM

PARKING CALCULATIONS:
PARKING REQUIRED (1241.5X0.85/93)X5.5=62.4
PARKING PROVIDED ON SITE 63 STALLS 45 STALLS
TOTAL H/C PARKING RQD 2 STALLS
TOTAL H/C PARKING PRVD 2 STALLS

NOTE:
WITH REGARDS TO TOTAL NUMBER OF PARKING STALL FOR PARKING CALCULATION, REFER TO CHART "A".

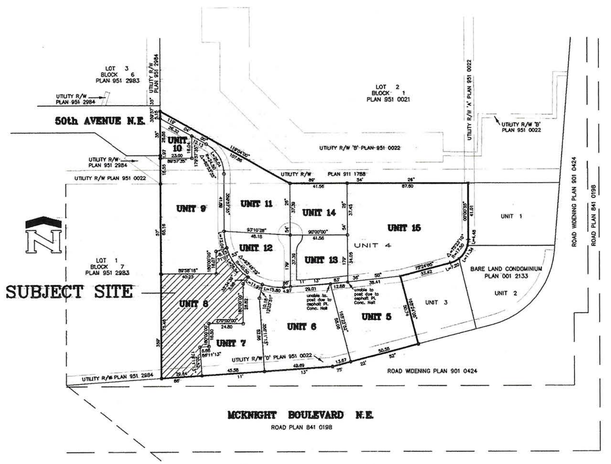
CHART "A"

INVENTORY NAME	UNIT	PARKING REQD.	PROVIDED
Bank	1	18.67	46
A & W	2	11	28
Video	3	26	34
Ricky's	5	16	46
India C.	6	55	40
Kal Tire	7	27.3	27
	8	62.4	50
	9	52.05	58
	11-14	87	89
	15	82.03	83
	Total	437.45	501

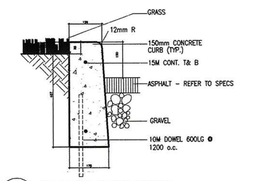
NOTES

-EXISTING GRADES AND DESIGN GRADES ARE INDICATED ON THE MECHANICAL SITE PLAN. CONTRACTOR TO COORDINATE TO ENSURE PROPER CUTS AND FILLS REGARDING FINISHED GRADES

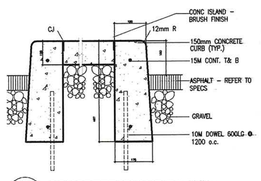
-CONTRACTOR TO COORDINATE ANY SHORING REQUIREMENTS AND /OR INDEMNITY AGREEMENTS WITH OWNER PRIOR TO CONSTRUCTION. - CONTRACTOR TO INCLUDE PRICE FOR SHORING DESIGN, ENGINEERING, DRAWINGS AND SEALS AS REQUIRED.



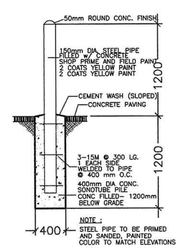
2 VICINITY PLAN
A-020 scale 1:2000



3 CORNER CURB DETAIL
A-020 scale NTS



4 CONCRETE ISLAND DETAIL
A-020 scale NTS



5 CONCRETE BOLLARD DETAIL
A-020 scale NTS

CITY OF CALGARY
DEVELOPMENT & BUILDING APPROVALS
BUILDING REGULATIONS DIVISION
FOR CONDITIONS SEE ATTACHED "PLANS EXAMINATION REPORT"
DATED MAY 20 2004
EXAMINED BY SONIA KLAMER
B.P. No. 04/1360

architect's seal

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client:
architect:

MCKNIGHT BOULEVARD N.E.
ROAD PLAN 841 0198

date	description
	issued for construction
	issued for building permit
	issued for tender
	issued for development permit
	issued for owners approval
	preliminary

drawing status

date	description

revisions

RETAIL CENTRE 700R
project
700,5075 FALCONRIDGE BLVD. N.E.
CALGARY, ALBERTA

SITE PLAN
SITE DETAILS
drawing

date January 24, 04
scale AS INDICATED
drawn ML
checked M.CH.

project no. 2004-MC-818

drawing no. A-020

ID - M:\818 RETAIL CENTRE\ARCH\WORKING DWG