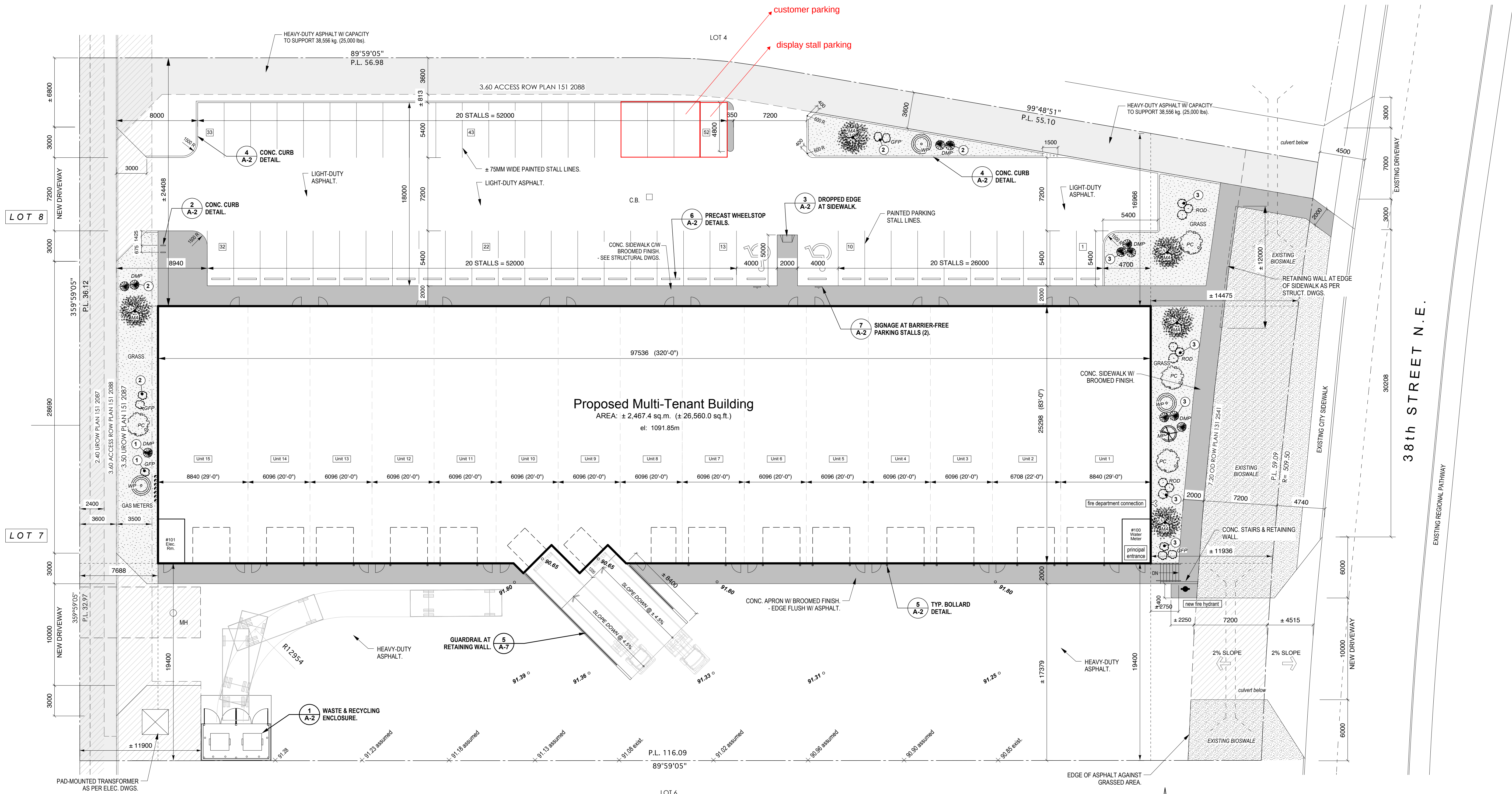




SITE INFORMATION

LEGAL DESCRIPTION: PLAN 1512086 BLOCK 1 LOT 5
MUNICIPAL ADDRESS: 10985 38th STREET N.E. CALGARY, AB
SITE AREA: 7,932 sq.m. (0.7932 ha) LAND USE: DC 1522007
PROPOSED BUILDING GROSS FLOOR AREA (G.F.A.): ± 2,466.5 sq.m.
BUILDING USE: AUTOMOTIVE SPECIALTY/
MOVEMENT OR STORAGE OF GOODS, MATERIALS
OR PRODUCTS/OFFICE
BUILDING GROSS FLOOR AREA + SITE AREA = 2,466.5 + 7,932 = 0.311 < 1
MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.): 1
F.A.R. PROVIDED = 2,466.51 + 7,932 = 0.311

PARKING REQUIREMENTS

USE 1: AUTO SERVICES: 1,387.35 sq.m.
@ RATIO OF 2 STALLS per 100 sq.m.
1,387.35 + 100 X 2 = 28 STALLS
USE 2: DISTRIBUTION CENTRE: 1,054.69 sq.m.
@ RATIO OF 1 STALL per 100 sq.m.
1,054.69 + 100 X 1 = 11 STALLS
TOTAL PARKING STALLS REQUIRED: 39 STALLS
TOTAL PARKING STALLS PROVIDED: 52 STALLS
FUTURE MEZZANINE: ± 40%
USE 3: GENERAL INDUSTRIAL (STORAGE): 986.40 sq.m.
@ RATIO OF 1 STALL per 100 sq.m.
986.40 + 100 X 1 = 10 STALLS
TOTAL BICYCLE STALLS REQUIRED =
1 STALL PER 2000 sq.m. OF GROSS USABLE FLOOR AREA
2466 + 2000 = 2
BICYCLE PARKING STALL CLASS 2 REQUIRED: 2 STALLS
BICYCLE PARKING STALL CLASS 2 PROVIDED: 2 STALLS
BICYCLE PARKING STALL CLASS 1 REQUIRED: 0 STALLS
BICYCLE PARKING STALL CLASS 1 PROVIDED: 0 STALLS

LANDSCAPING

SUB-TOTAL LANDSCAPING AREA REQUIRED:
EAST AREA: 227.58 sq.m.
@ RATIO 1 TREE per 45 sq.m. 227.58 sq.m. + 45 = 6 TREES
33% CONIFEROUS TREES REQUIRED: 6 x 33% = 2 c TREES
66% DECIDUOUS TREES REQUIRED: 6 x 66% = 4 d TREES
SHRUBS REQUIRED: @ RATIO 2 SHRUBS per 1 TREE
6 x 2 = 12 SHRUBS REQ'D.
WEST AREA: 132.78 sq.m.
@ RATIO 1 TREE per 45 sq.m. 132.78 sq.m. + 45 = 3 TREES
33% CONIFEROUS TREES REQUIRED: 3 x 33% = 1 c TREE
66% DECIDUOUS TREES REQUIRED: 3 x 66% = 2 d TREES
SHRUBS REQUIRED: @ RATIO 2 SHRUBS/1 TREE
3 x 2 = 6 SHRUBS REQ'D.
NORTH AREA: 88.77 sq.m.
@ RATIO 1 TREE per 45 sq.m. 88.77 sq.m. + 45 = 2 TREES
33% CONIFEROUS TREES REQUIRED: 2 x 33% = 1 c TREE
66% DECIDUOUS TREES REQUIRED: 2 x 66% = 1 d TREE
SHRUBS REQUIRED: @ RATIO 2 SHRUBS/1 TREE
2 x 2 = 4 SHRUBS REQ'D.

TOTAL REQUIRED: DECIDUOUS TREES = 7 TREES
CONIFEROUS TREES = 4 TREES
DECID. SHRUBS = 11 SHRUBS
CONIF. SHRUBS = 11 SHRUBS
TOTAL PROVIDED: DECIDUOUS TREES = 8 d TREES
CONIFEROUS TREES = 4 c TREES
DECIDUOUS SHRUBS = 13 d SHRUBS
CONIFEROUS SHRUBS = 13 c SHRUBS

KEY	ITEM	QTY.	CALIPER	HGT / SPR.	RATIO
REQUIRED CONIFEROUS TREES:					
MA	SNOWY MOUNTAIN ASH	4	85mm		
PC	PINCHERRY	4	50mm		
REQUIRED CONIFEROUS TREES:					
WP	WHITE SPRUCE	3		3.0m	33%
MP	MUGO PINE	2		2.0m	
REQUIRED DECIDUOUS SHRUBS:					
ROD	RED OSIER DOGWOOD	7		600mm	50%
GFP	GOLDFINGER POTENTILLA	6		600mm	
REQUIRED CONIFEROUS SHRUBS:					
DMP	DWARF MUGO PINE	13		600mm	50%

NOTES:
- ALL SOFT SURFACED LANDSCAPED AREAS TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
- PROPOSED GRADES & SITE SERVICE LOCATIONS ARE TENTATIVE & TO BE CONFIRMED UPON CITY/COUNTY APPROVED DSSP (DEVELOPMENT SITE SERVICING PLANS).

CODE ANALYSIS: A.B.C. 2014

BUILDING AREA: ± 2,467.4 sq.m. (± 26,560.0 sq.ft.)
TWO STOREY SPRINKLERED
OCCUPANCY: GROUP F2: GENERAL INDUSTRIAL
BUILDING TO CONFORM TO 3.2.2.7:
- COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION.
- FLOORS TO BE FIRE SEPARATIONS W/ 45 MIN. FIRE RATING.
- MEZZANINE TO HAVE 45 MIN. RATING IF COMBUSTIBLE.
- LOADBEARING COLUMNS, WALLS & ARCHES TO HAVE MINIMUM 45 MIN. FIRE RATING OR BE NONCOMBUSTIBLE.
- LOAD BEARING MEMBERS SUPPORTING A FIRE SEPARATION TO HAVE RATING NOT LESS THAN THAT REQ'D FOR SUPPORTED ASSEMBLY.
3.4.2.5.(C): MAXIMUM 45m TRAVEL DISTANCE TO EXIT.



LIST OF DRAWINGS

- ARCHITECTURAL:
A-1 SITE PLAN / SITE INFORMATION
A-2 SITE DETAILS
A-3 MAIN FLOOR PLAN
A-4 CONSTRUCTION NOTES
A-5 GENERAL NOTES
A-6 DOOR SCHEDULE
A-7 FUTURE UPPER FLOOR PLAN
A-8 ROOF PLAN
A-9 EXTERIOR ELEVATIONS
A-10 WINDOW SCHEDULE
A-11 SECTIONS & DETAILS
A-12 SECTIONS & DETAILS
A-13 SECTIONS & DETAILS
A-14 SPECIFICATIONS
- MECHANICAL:
M-1.0 RADON PLAN
M-1.1 FOUNDATION PLAN - SANITARY
M-1.2 MAIN FLOOR PLAN - PLUMBING
M-2.0 MAIN FLOOR PLAN - PLUMBING
M-2.1 ROOF PLAN - HVAC
M-3.0 SPECIFICATIONS & EQUIPMENT LIST
M-3.1 DETAILS
- ELECTRICAL:
E-1.0 SITE PLAN
E-2.0 LIGHTING
E-3.0 POWER & SYSTEMS
E-4.0 ELECTRICAL SPECS
- STRUCTURAL:
S-0 SPECIFICATIONS
S-1 PILE PLAN
S-2 FOUNDATION PLAN
S-3 FOUNDATION DETAILS
S-4 FOUNDATION DETAILS

SITE PLAN

SCALE: 1 : 200

EXISTING GRADE
PROPOSED GRADE
GRADES SHOWN ARE GEODETIC - ADD 1000.0m

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Ph. (403) 519-1731
kmoore@telus.net

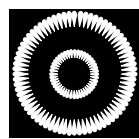
SCALE: 1 : 200



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Proposed Multi-tenant Building for JACKSONPORT LOT 5

10985 38th Street N.E.
Calgary, Alberta

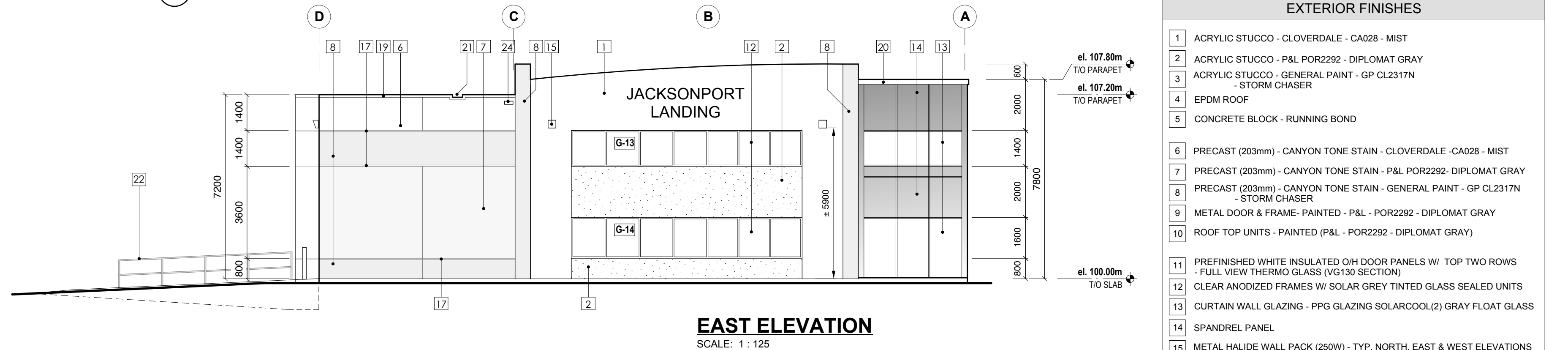
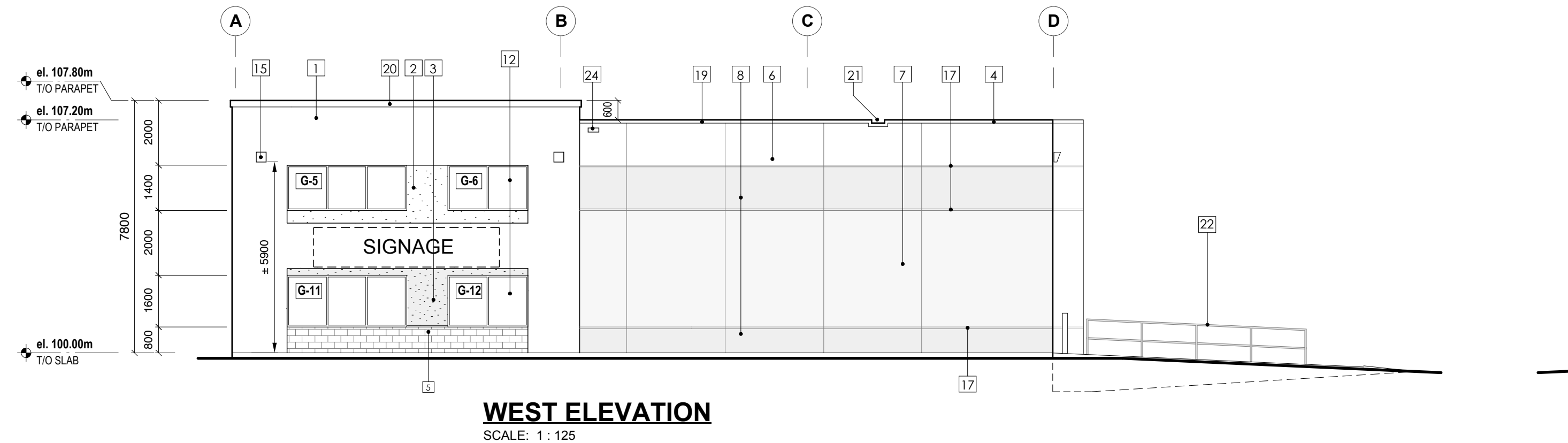
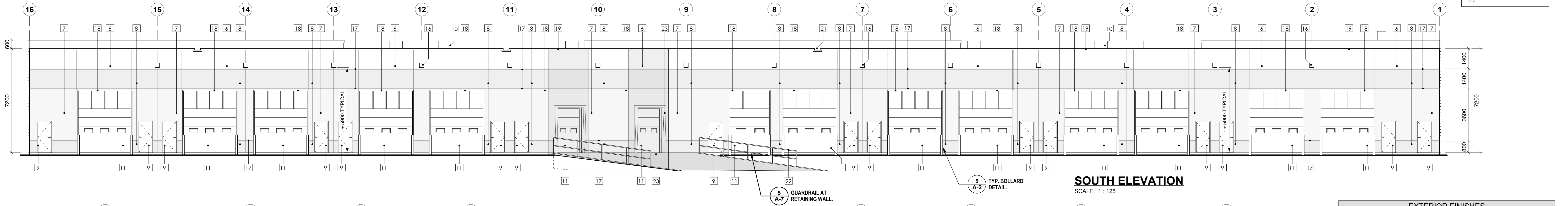
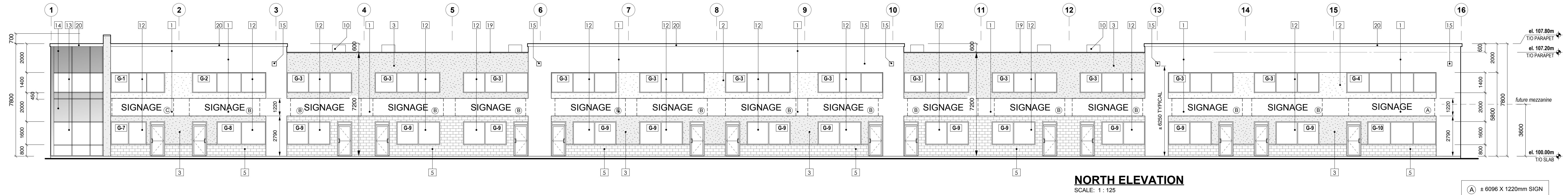
Revisions:
OCT 25/16 ISSUED FOR REVIEW.
OCT 27/16 ISSUED FOR FOUNDATION PERMIT.
MAY 31/17 ISSUED FOR REVIEW.
JULY 5/17 ISSUED FOR BUILDING PERMIT & CONSTRUCTION.

Drawing Title:

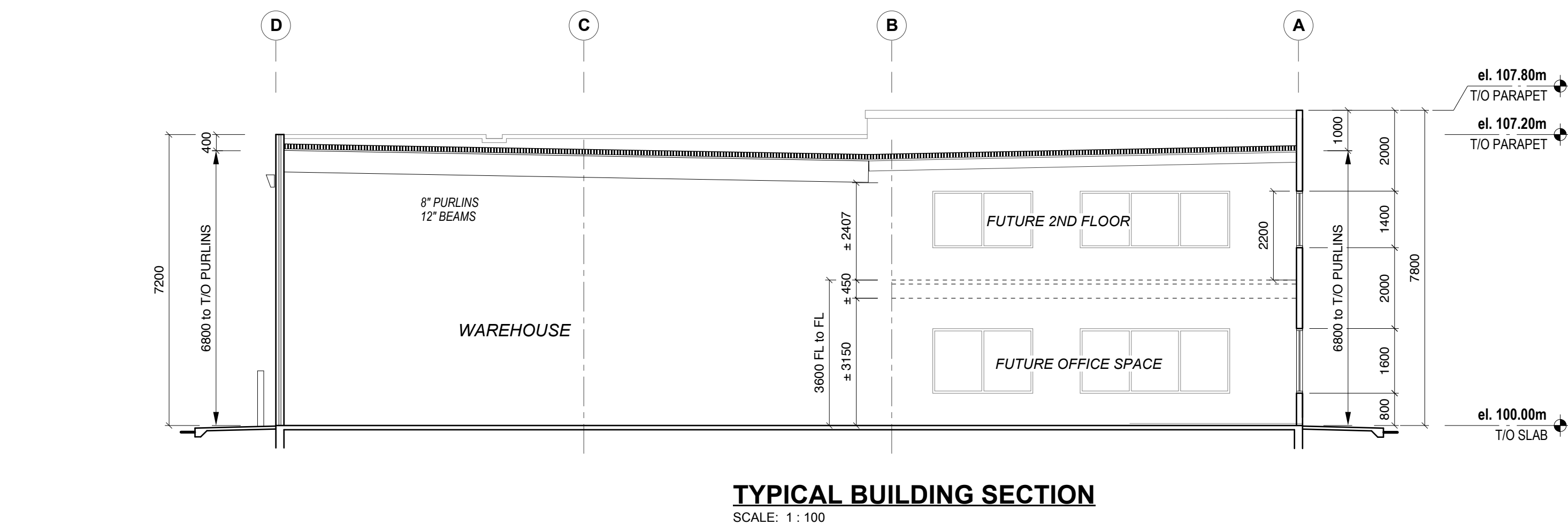
Site Plan
Site Information

JOB No. 16-272
DATE: October 25, 2016
DRAWN: SG / SF

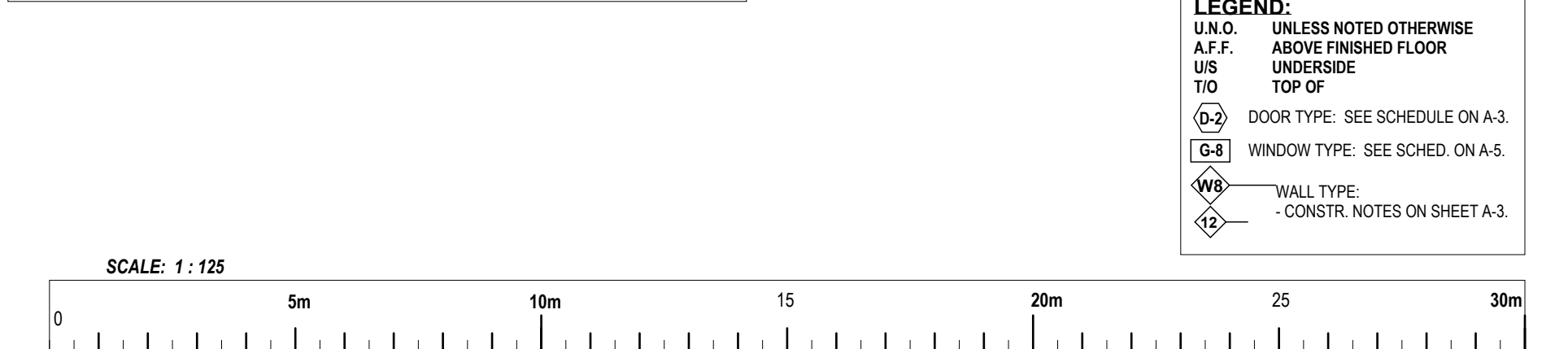
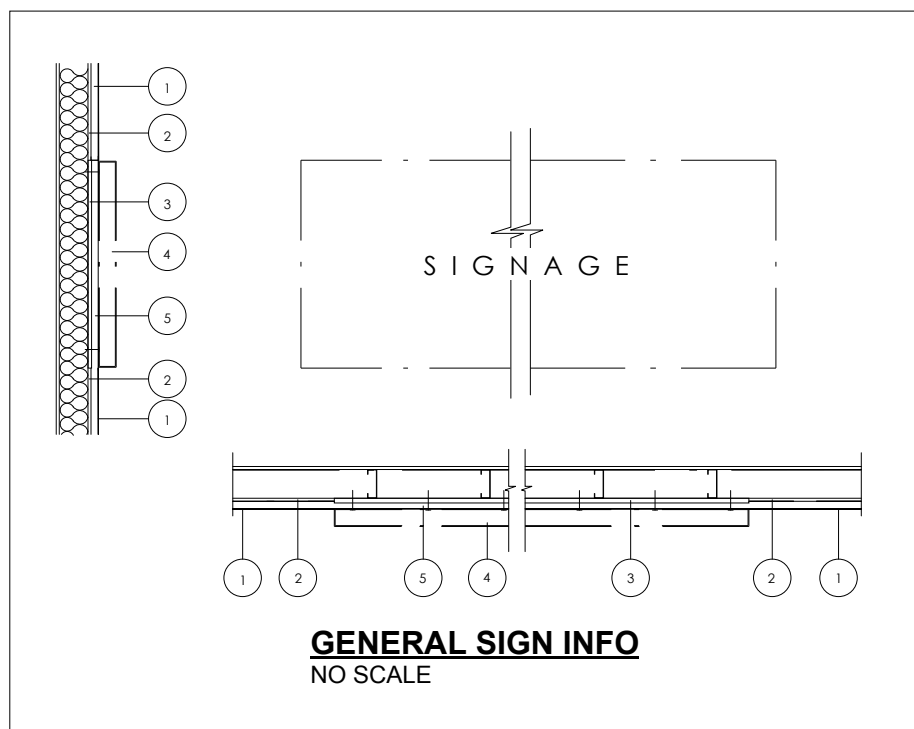
Sheet A1 of 8



EXTERIOR FINISHES	
1	ACRYLIC STUCCO - CLOVERDALE - CA028 - MIST
2	ACRYLIC STUCCO - P&L POR2292 - DIPLOMAT GRAY
3	ACRYLIC STUCCO - GENERAL PAINT - GP CL2317N - STORM CHASER
4	EPDM ROOF
5	CONCRETE BLOCK - RUNNING BOND
6	PRECAST (203mm) - CANYON TONE STAIN - CLOVERDALE -CA028 - MIST
7	PRECAST (203mm) - CANYON TONE STAIN - P&L POR2292- DIPLOMAT GRAY
8	PRECAST (203mm) - CANYON TONE STAIN - GENERAL PAINT - GP CL2317N - STORM CHASER
9	METAL DOOR & FRAME- PAINTED - P&L - POR2292 - DIPLOMAT GRAY
10	ROOF TOP UNITS - PAINTED (P&L - POR2292 - DIPLOMAT GRAY)
11	PREFINISHED WHITE INSULATED O/H DOOR PANELS W/ TOP TWO ROWS - FULL VIEW THERMO GLASS (VG130 SECTION)
12	CLEAR ANODIZED FRAMES W/ SOLAR GREY TINTED GLASS SEALED UNITS
13	CURTAIN WALL GLAZING - PPG GLAZING SOLARCOOL(2) GRAY FLOAT GLASS
14	SPANDREL PANEL
15	METAL HALIDE WALL PACK (250W) - TYP. NORTH, EAST & WEST ELEVATIONS
16	METAL HALIDE WALL PACK (400W) - TYP. SOUTH ELEVATION
17	50mm WIDE x 10mm DEEP HORIZONTAL / VERTICAL REVEALS (PRECAST)
18	9" x 3" C - CHANNEL @ O/H DOORS - BY STEEL SUPPLIER - SEE PRECAST SHOP DRAWINGS - PAINTED.
19	METAL CAP FLASHING (26Ga) - COLOUR TO MATCH ADJACENT FINISH
20	200MM high METAL CAP FLASHING - TYPE 2 (26 Ga) - COLOUR TO MATCH ADJACENT FINISH
21	ROOF SCUPPER
22	METAL PIPE GUARDRAIL W/ PAINTED FINISH.
23	BUMPER PAD & LOADING DOCK SEAL.
24	OVERFLOW SCUPPER OPENING.
25	



EXTERIOR WINDOW SCHEDULE:	
- SEE PLANS & ELEVS FOR DIMENSIONS AT CURTAINWALL GLAZING AT N.E. CORNER OF BUILDING.	
- ALL WINDOWS TO HAVE SOLAR GREY TINTED GLAZING & CLEAR ALUM. FRAMES.	
G-1	3750 X 1400MM
G-2	5100 X 1400MM
G-3	4500 X 1400MM
G-4	6200 X 1400MM
G-5	3700 X 1400MM
G-6	2475 X 1400MM
G-7	2480 X 1600MM
G-8	3400 X 1600MM
G-9	3000 X 1600MM
G-10	4750 X 1600MM
G-11	3700 X 1600MM
G-12	2475 X 1600MM
G-13	9040 X 1400MM
G-14	9040 X 1600MM



DO NOT SCALE DRAWINGS: ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

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Proposed Multi-tenant Building
for
JACKSONPORT LOT 5

10985 38th Street N.E.
Calgary, Alberta

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OCT 25/16 ISSUED FOR REVIEW.
OCT 27/16 ISSUED FOR FOUNDATION PERMIT.
MAY 31/17 ISSUED FOR REVIEW.
JUNE 5/17 WINDOW WIDTHS & LOCATIONS REVISED TO SUIT CLC LOCATIONS;
WINDOW SCHEDULE UPDATED; SCUPPERS ADDED AT EAST & WEST WALLS.
JULY 5/17 ISSUED FOR BUILDING PERMIT & CONSTRUCTION.

Drawing Title:
**Elevations
Window Schedule**

JOB No. 16-272
DATE: October 25, 2016
DRAWN: SG / SF

Sheet **A5** of 7