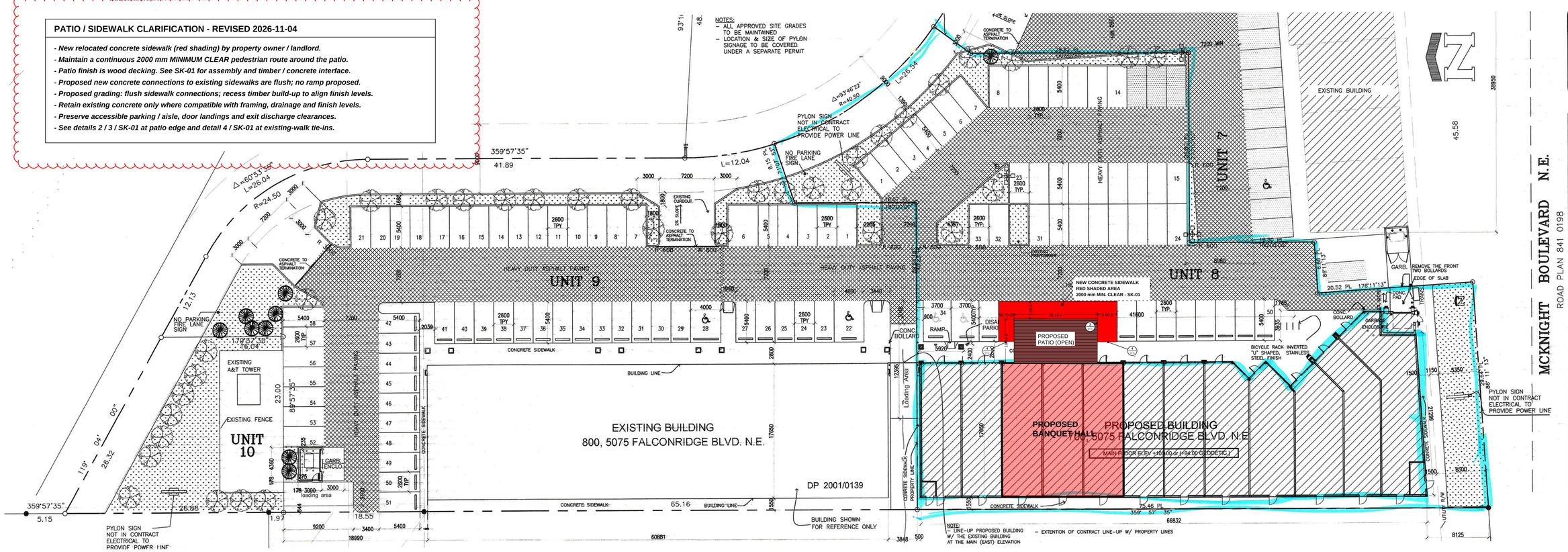
THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN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

PATIO / SIDEWALK CLARIFICATION - REVISED 2026-11-04

- *New relocated concrete sidewalk (red shading) by property owner / landlord.*
- *Maintain a continuous 2000 mm MINIMUM CLEAR pedestrian route around the patio.*
- *Patio finish is wood decking. See SK-01 for assembly and timber / concrete interface.*
- *Proposed new concrete connections to existing sidewalks are flush; no ramp proposed.*
- *Proposed grading: flush sidewalk connections; recess timber build-up to align finish levels.*
- *Retain existing concrete only where compatible with framing, drainage and finish levels.*
- *Preserve accessible parking / aisle, door landings and exit discharge clearances.*
- *See details 2 / 3 / SK-01 at patio edge and detail 4 / SK-01 at existing-walk tie-ins.*



1 A-020 SITE PLAN 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 ROOM'S 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
4% 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

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

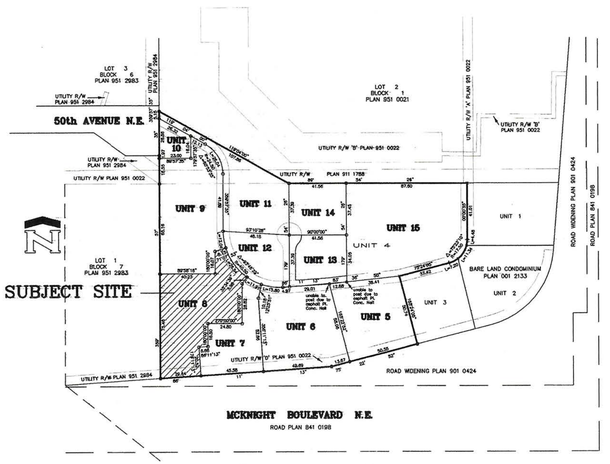
-EXISTING GRADES AND DESIGN GRADES ARE INDICATED ON THE MECHANICAL SITE PLAN. CONTRACTOR TO COORDINATE TO ENSURE PROPER CUTS AND FILLS REGARDING FINISHED GRADES

-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.

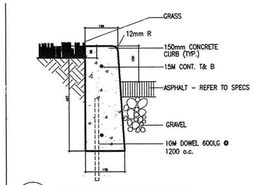
LANDSCAPE LEGEND

- GREEN SPRUCE 2000-3000 HIGHT
- AMERICAN ELM GREEN ASH 65 TO 85 CALIPER
- SOD

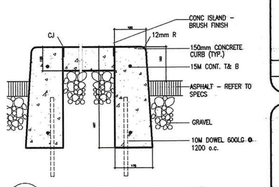
NOTE:
- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS



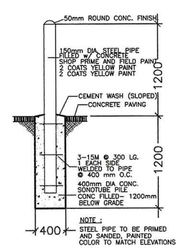
2 A-020 VICINITY PLAN scale 1:2000



3 A-020 CORNER CURB DETAIL scale NTS



4 A-020 CONCRETE ISLAND DETAIL scale NTS



5 A-020 CONCRETE BOLLARD DETAIL 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

MCKNIGHT BOULEVARD N.E.
ROAD PLAN 841 0198

architect: MANU CHUGH ARCHITECT LIMITED
401 1040 - 7 Ave. S.W. Calgary, Alberta, Canada T2P 3G9
tel(403) 269-5959 fax(403) 233-8149
EMAIL:mchugharch@shaw.ca

client:

drawing status	date
Issued for construction	
Issued for building permit	
Issued for tender	
Issued for development permit	
Issued for owners approval	
preliminary	

revisions	date
description	

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

drawing: SITE PLAN
SITE DETAILS

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