

319 NOLANRIDGE CRESCENT NW
CALGARY, AB T3R 1J4

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NO	DESCRIPTION	DATE

Client
Macro Realty & Management Ltd.

Project
EXTERIOR RENOVATION

Address
(3385 - 3393) 26 AV NE
CALGARY, AB

Sheet
COVER PAGE

Project number SK183

A100

Scale

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PROJECT SUMMARY

BYLAW SUMMARY:

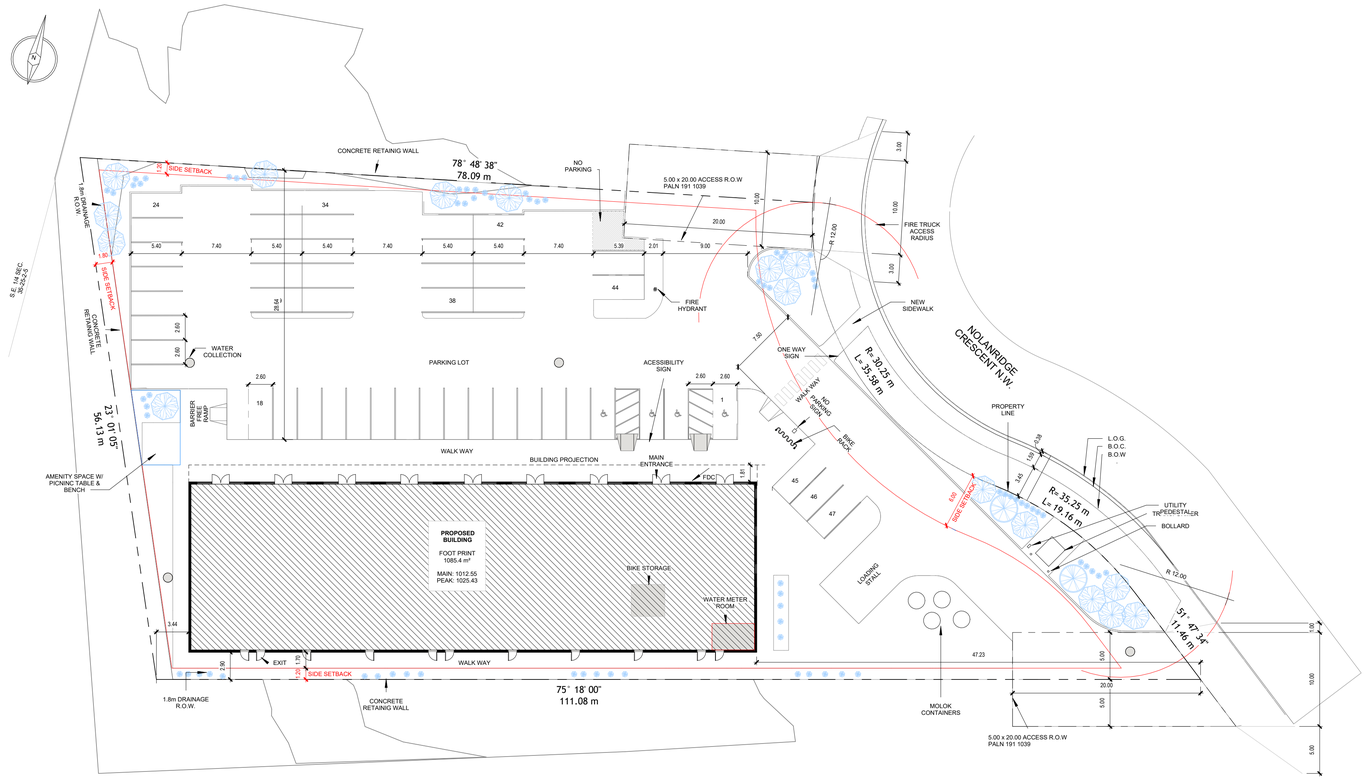
LEGAL ADDRESS:	PLAN: 1911036 BLOCK: 29 LOT: 3
MUNICIPAL ADDRESS:	319 NOLANRIDGE CRESCENT NW
LAND USE:	I-C
PROJECT DESCRIPTION:	COMMERCIAL BUILDING
SCOPE OF WORK:	NEW BUILDING
PARCEL AREA:	4,736.35 m²
BUILDING FOOTPRINT AREA:	1,085.4 m²
GROSS FLOOR AREA:	3,402.10 m²
DENSITY:	26 UNITS / 0.4736 HA = 54.89 UPH
F.A.R.:	3,402m² / 4,736.35m² = 0.72
PROPOSED USES:	- RETAIL AND CONSUMER SERVICE; - OFFICE

USE SPECIFIC BYLAWS:

- RETAIL AND CONSUMER SERVICES:	NO MINIMUM PARKING REQUIREMNT
- OFFICE:	NO MINIMUM PARKING REQUIREMNT
BUILDING HEIGHT:	11.88 m / MAX. 12.0m (1m SCREENING PARAPET AT 12.88 m)
PROPOSED SETBACKS:	FRONT: 6.0 m REAR: 1.8 m SIDE: 1.2 m
PARKING:	
REQUIRED LOADING STALLS:	1 STALL
PROPOSED PARKING STALLS:	47 (43 x REG.+ 4 x BARRIER FREE)

BUILDING CODE ANALYSIS

MAJOR OCCUPANCY CLASSIFICATIONS	GROUP A DIV. 2
BUILDING HEIGHT:	2 STOREY
FACING:	1 STREETS
BUILDING FOOTPRINT:	± 1,085.4 m²
SPRINKLERS:	YES
OCCUPANICES:	GROUP - A2, D, E , F2, F3
BUILDING CODE CLASSIFICATION:	NBC - AB23 V1, DIV. B 3.2.2.26 GROUP A, DIV.2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED 3.2.2.65 GROUP D, UP TO 2 STOREYS, SPRINKLERED 3.2.2.69 GROUP E, UP TO 3 STOREYS, SPEINKLERED 3.2.2.79 GROUP F2, UP TO 4 STOREYS, SPRINKLERED 3.2.2.86 GROUP F3, UP TO 4 STOREYS, SPRINKLERED
CONSTRUCTION TYPE:	COMBUSTIBLE OR NONCOMBUSTIBLE



2 Siteplan
1 : 300

PROPOSED LANDSCAPING LEGEND

- ASPHALT
- CONCRETE WALKWAY
- GRASS

*DROUGHT AND TRAFFIC RESISTANT SEED MIX.

- AMENITY SPACE
- GRAVEL
- MULCH

DECIDUOUS - SEE TABLE
16 TREES

CONIFEROUS - SEE TABLE
2 TREES

MINIMUM 0.6m HEIGHT OR SPREAD

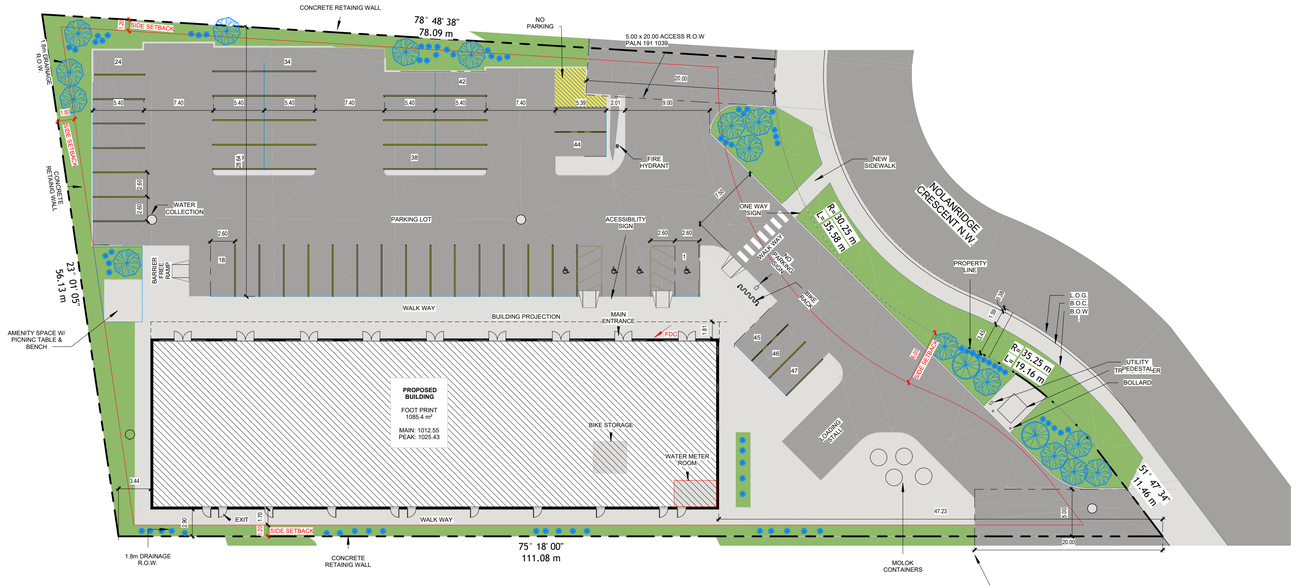
- CREEPING JUNIPER
- NANKING CHERRY
- NINEBARK
- GLOBE BLUE SPRUCE
- MEYER'S DWARF LILAC

74 SHRUBS

NOTE:
A. IRRIGATION BY UNDERGROUND SPRINKLER IRRIGATION SYSTEMS FOR ALL SOFT LANDSCAPE AREAS.
B. 300 mm TOPSOIL FOR ALL SOFTSCAPE AREAS.
C. NO NEW CONCRETE SERVICING/ SIDEWALK SHALL BE WITH IN THE DRIP LINE OF EXISTING OR PROPOSED TREES.
D. CONCRETE PAVERS ARE USED FOR SERVICING WITHIN THE TREE DRIPLINE TO MITIGATE HEAVING FROM UPWARD GROUND PRESSURE.

PLANTING CALCULATION:

AREA OF LANDSCAPED SETBACKS: 667.24 m²
PLANTING REQ. 667.24 / 50 = **15** TREES AND **27** SHRUBS



3 Landscaping
1 : 300

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Sheet
GENERAL

Project number SK183

A101

Scale As indicated

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MOLOK (www.molokNA.com)
SEMI-UNDERGROUND WASTE/RECYCLING
CONTAINER SYSTEM
MOLOK CLASSIC M-5000
(5000 L / 6.5 yd³)-INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS.

1. ALL MOLOK® CONTAINERS MUST BE A MINIMUM OF 400MM FROM ANY WALL OR OTHER STRUCTURE

2. IT IS RECOMMENDED MOLOK® CONTAINERS BE APPROXIMATELY 400MM FROM EACH OTHER.

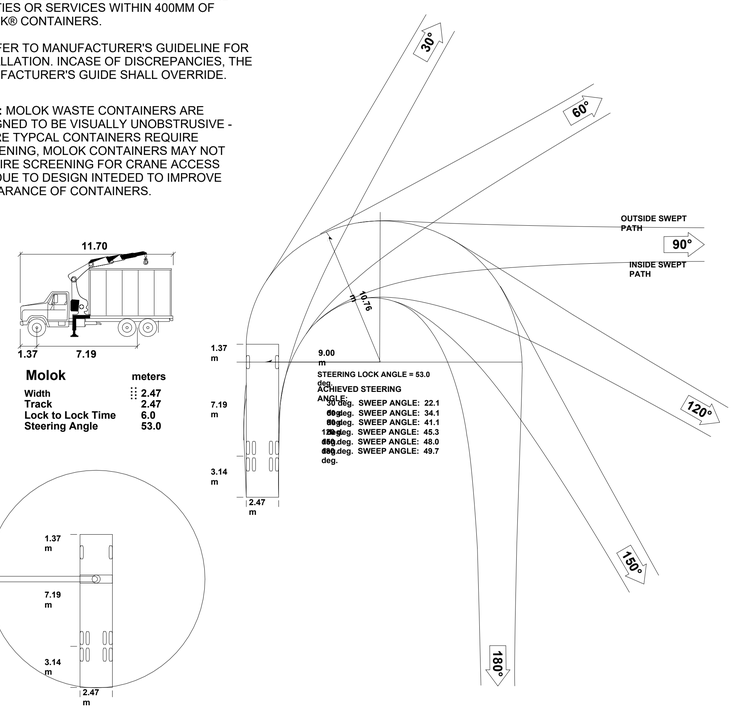
3. ALL MOLOK®CONTAINERS MUST BE LOCATED NO MORE THAN 7.0 METRES FROM WHERE THE COLLECTION TRUCK WILL ACCESS THEM.

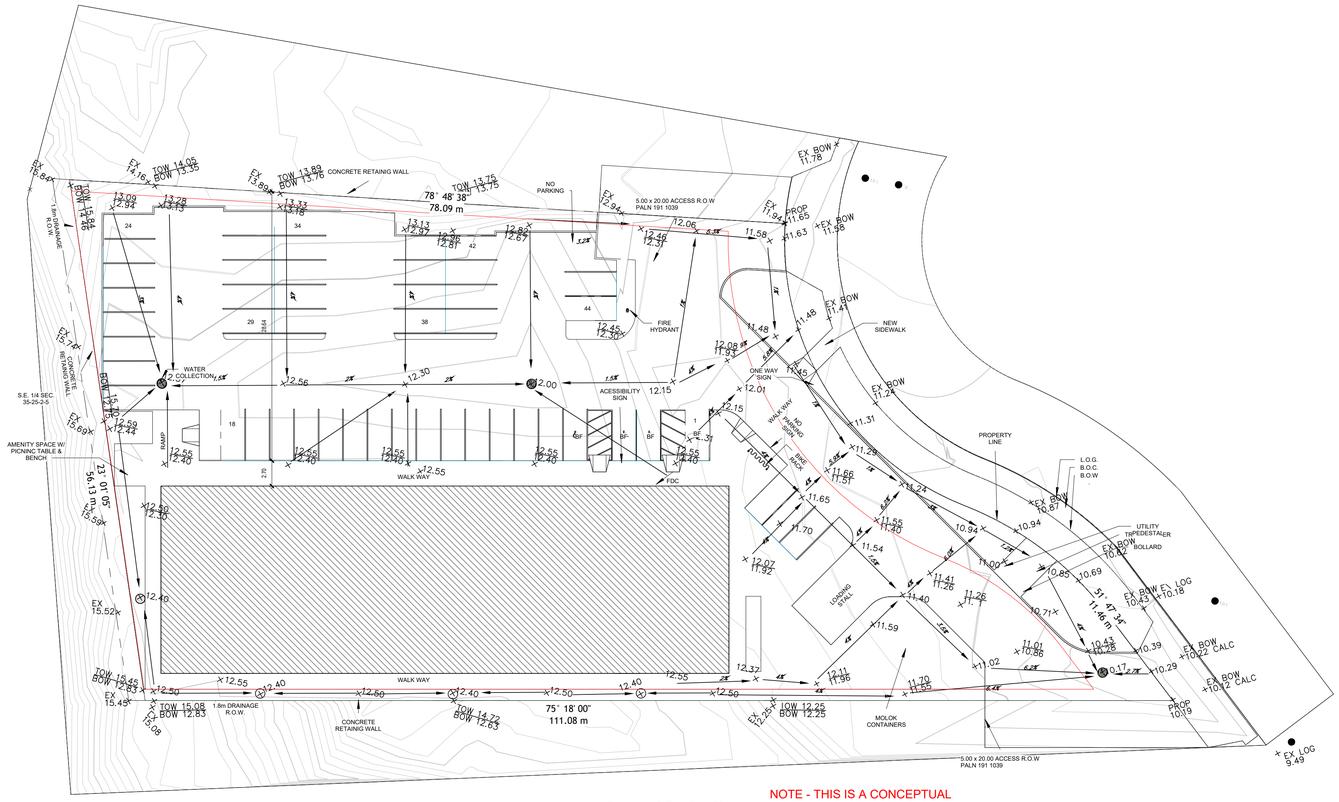
4. THE AREA ABOVE MOLOK® CONTA INERS MUST BE FREE OF ANY OVERHEAD OBSTACLES, INCLUDING TREES, ELECTRICAL LINES, LIGHTING, ETC.

5. THERE MUST NOT BE ANY UNDERGROUND UTILITIES OR SERVICES WITHIN 400MM OF MOLOK® CONTAINERS.

6. REFER TO MANUFACTURER'S GUIDELINE FOR INSTALLATION. INCASE OF DISCREPANCIES, THE MANUFACTURER'S GUIDE SHALL OVERRIDE.

NOTE: MOLOK WASTE CONTAINERS ARE DESIGNED TO BE VISUALLY UNOBSTRUSIVE - WHERE TYPCAL CONTAINERS REQUIRE SCREENING, MOLOK CONTAINERS MAY NOT REQUIRE SCREENING FOR CRANE ACCESS AND DUE TO DESIGN INTEDED TO IMPROVE APPEARANCE OF CONTAINERS.





1 Proposed Grading Plan
1 : 300

NOTE - THIS IS A CONCEPTUAL WATER MANAGEMENT PLAN. UPDATED DSSP WILL BE PROVIDED.

2 Existing Site Grade
1 : 300

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Site Grading and Details

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A102

Scale 1 : 300

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