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NOTE:

NO.	DATE	DESCRIPTION	REVISIONS

SEALS

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The Association of Professional Engineers, Geologists and Geophysicists of Alberta

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CALGARY, ALBERTA, T2S-0A2

PROJECT TITLE:  
**OFFICE WAREHOUSE**  
CONDOMINIUM  
240040 FRONTIER PLACE S.E.  
ROCKY VIEW ALBERTA

SHEET TITLE:  
**SITE PLAN**  
& SITE DETAILS

DRAWN	CHECKED	APPROVED
R. KIMMUR	D. BERTON	G. PETERIS
SCALE:	PROJECT NO.:	
AS NOTED	20-2411	
DATE:	DATE PRINTED:	
JULY 1, 2009	AUG 20, 2009	
	REVISIONS:	

**A-1**  
OF 7

CALGARY, ALBERTA

PROJECT INFORMATION

- \* LEGAL DESCRIPTION: PLAN 014/08, BLOCK 2 LOT 8
- \* MUNICIPAL ADDRESS: 24000 FRONTIER PLACE ROCKY VIEW, CALGARY, AB
- \* MEDIAN HAZARD INDUSTRIAL BUILDING (73)

BYLAW CHECK

- \* ZONE B-2 - "D" FRONT YARD
- \* 20 m/91'-0" FRONT YARD
- \* 37.10m/122'-0" REAR YARD
- \* 7.92 m/26'-0" HEIGHT
- \* SITE AREA: 15 661.04 m<sup>2</sup> (3.84 ACRES +/-)
- \* PROPOSED NEW BUILDING AREA: 44551.56 S.F. / 4138.84 m<sup>2</sup>
- \* LOT COVERAGE: 28.59 % = 44551.56 S.F. / 4138.84 m<sup>2</sup>

PARKING AS PER MD OF ROCKY VIEW (BYLAW)

- \* TOTAL NUMBER OF STALLS REQUIRED FOR NEW BUILDING:
- \* OFFICES = 1 / 100 SQ. METERS
- \* WAREHOUSE = 1 / 100 SQ. METERS

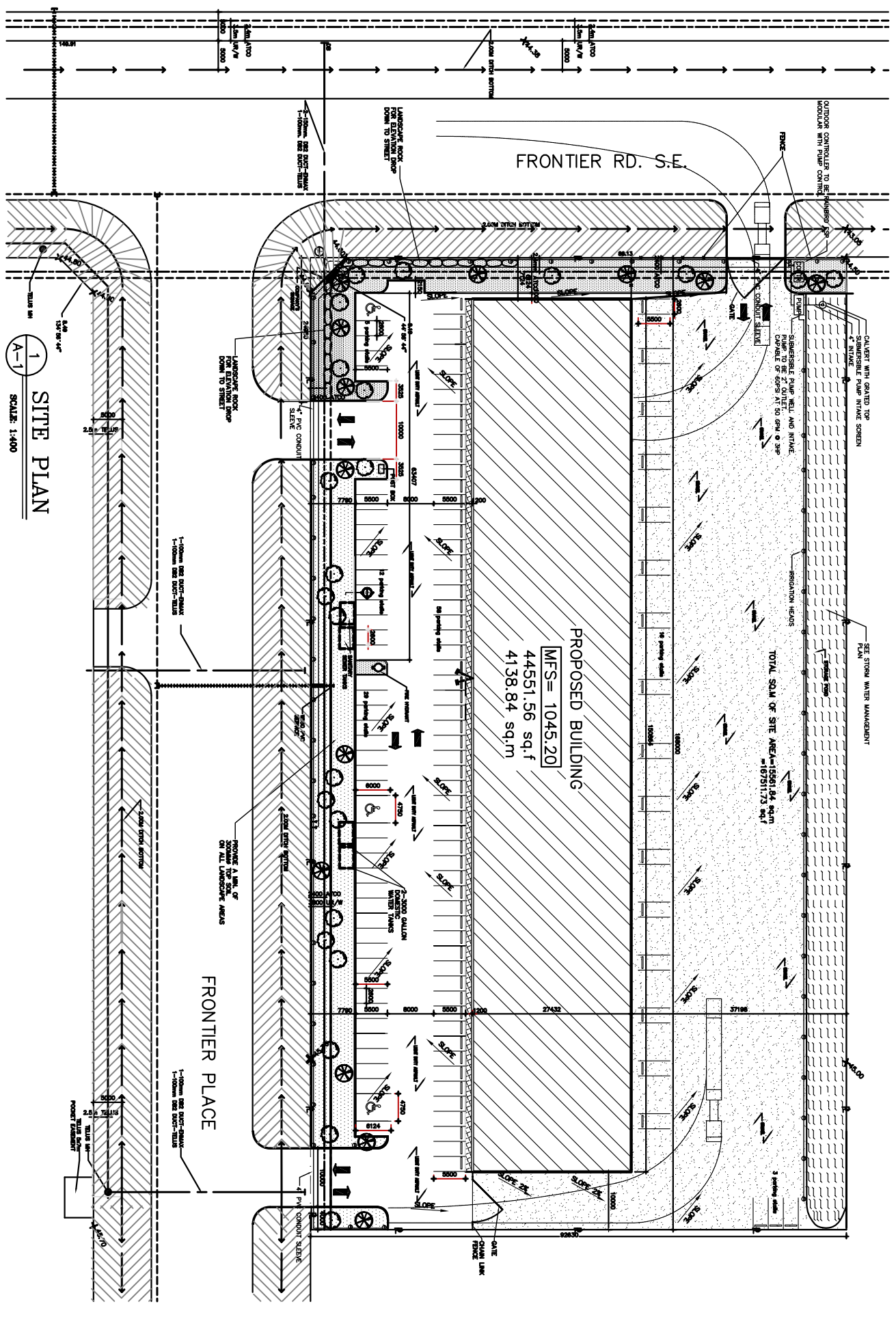
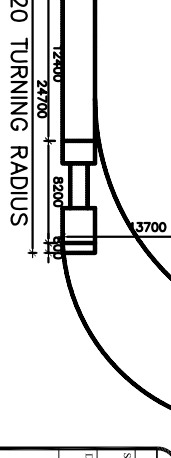
BUILDING CODE CHECK

- \* GROUP F2 - MEDIUM HAZARD INDUSTRIAL OCCUPANCY
- \* [1] STORED WITH MEZZANINE (322.70)
- \* MAX. BUILDING AREA 4800 SQ.M.
- \* STAIRWELLS OR NONCOMBUSTIBLE CONSTRUCTION
- \* 45 MIN. FIRE SEPARATION BETWEEN FLOORS
- \* 45 MIN. FIRE SEPARATION BETWEEN STAIRS
- \* 45 MIN. FIRE RATING FOR EXTERIOR WALLS, FIRE RATING OR 4" AIR GAP
- \* 45 MIN. FIRE RATING FOR LANDSCAPING BARRIERS F SUPPORTING
- \* 45 MIN. FIRE RATING FOR MEZZANINES F OF COMBUSTIBLE
- \* 20 KG/PERSON OCCUPANT LOAD FOR WAREHOUSE (3117.1)
- \* 8.3 KG/PERSON OCCUPANT LOAD FOR OFFICE (311.1)
- \* 1.5 HR FIRE RATING BETWEEN STAIRS (311.1)
- \* 1.5 HR FIRE RATING FOR SERVICE ROOMS (313.2)
- \* 1 HR FIRE RATING FOR STORAGE ROOM (313.2)
- \* 1 HR FIRE RATING FOR MEZZANINE (313.2) ONE DOT (313.15)
- \* 450 THINER INSURANCE TO 5001 DOT (344.2)(1)(9)
- \* HOURS OF OPERATION 700 AM-600 PM

LANDSCAPING LEGEND

- \* LANDSCAPED AREA PROVIDED: 1609.33 SQ.M. / 17323.25 SQ.F.
- \* UNLANDSCAPED COVERAGE REQUIRED: 10% OF TOTAL NO. OF TREES REQ. 10.34K
- \* NO. OF TREES PROVIDED: 36
- \* SPECIES & NUMBER OF PLANTINGS ACCORDING TO BYLAW - TO BE VERIFIED BY LANDSCAPING CONTRACTOR AND DROUGHT RESISTANT
- \* ALL UNLANDSCAPED AREAS TO HAVE REGULATION SYSTEM
- \* GRAVEL AREA: 5922.42 SQ.M. / 64033.96 SQ.F.
- \* PAVED AREA: 3279.50 SQ.M. / 35501.99 SQ.F.

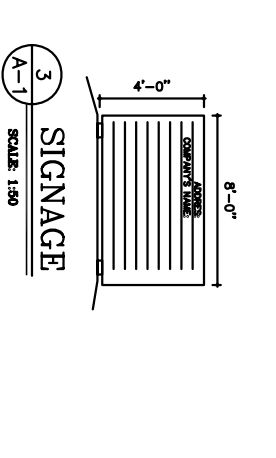
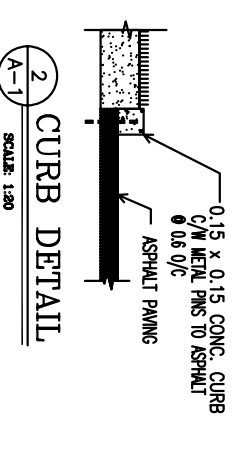
REGULATION	SED/SOD	CONCRETE WALKWAY	LIGHT DUTY ASPHALT	STORAGE PAVD	DITCH	PROPOSED BUILDING	PROPERTY LINE	BLACK CATCH BASIN	FLOOD LIGHT (See W/E Drawg.)	EXISTING GRAVE (Grade - see main site plan)	NEW GRAVE (Grade - as indicated)	POWER POLE
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LANDSCAPE SCHEDULE

SYMBOL	TYPE	CALIBER	PROPOSED
	DECIDUOUS NATIVE POPLAR CRAB APPLE SWEDISH ASPEN BRANDON ELM	65mm	20 PROPOSED
	CONIFEROUS COLORADO SPRUCE	2m HEIGHT	14 PROPOSED

SITE PLAN



GARBAGE ENCLOSURE NOTES:

- \* CONCRETE PAD & APRON - MAX. 2% SLOPE
- \* CONCRETE PAD & APRON - FLUSH WITH DRIVE LANE ASPHALT PAVING
- \* CONCRETE PAD & APRON - DRIVE LANE ASPHALT PAVING 25,000 KG COLLECTION VEHICLE BEARING CAPACITY
- \* LIGHT DUTY ASPHALT TO PARKING AREAS

IRRIGATION LEGEND

- \* SYSTEM USES RECLAIMED WATER, MUST BE MARKED "NOT SUITABLE FOR DRINKING."
- \* SYSTEM DESIGNED BY GREENSCAPE IRRIGATION INC. (403) 255-4396
- \* PUMPED 5000 ROTOR HEAD
- \* PUMPED FROM WALK
- \* REGULATION LINE (SIZE AS REQUIRED)
- \* PUMP WITH 2" OUTLET
- \* CHANGE OF GOUPS AT 50 GPM @ 3HP
- \* PUMPED ESP MODULAR OUTDOOR CONTROLLER

LIST OF DRAWINGS

- \* A-1 SITE PLAN
- \* A-2 MAIN FLOOR PLAN
- \* A-3 MEZZANINE LEVEL
- \* A-4 WEST ELEVATION
- \* A-5 SOUTH ELEVATIONS & SECTION
- \* S-1 STRUCTURAL
- \* B-1 SITE PLAN
- \* B-2 MAIN FLOOR PLAN & MEZZANINE LEVEL
- \* B-3 WATER LAYOUT PLAN & MEZZANINE LEVEL
- \* B-4 MAIN FLOOR PLAN & MEZZANINE LEVEL
- \* B-5 DELAYED PLANS, HVAC LAYOUT
- \* B-6 DELAYED PLANS, WATER & PLUMBING LAYOUT
- \* B-7 MECHANICAL SPECIFICATION
- \* E-1 MAIN FLOOR PLAN & MEZZANINE LEVEL
- \* E-2 MAIN FLOOR PLAN & MEZZANINE LEVEL
- \* E-3 LIGHTING LAYOUT
- \* E-4 LIGHTING LAYOUT
- \* E-5 ELECTRICAL SPECIFICATION