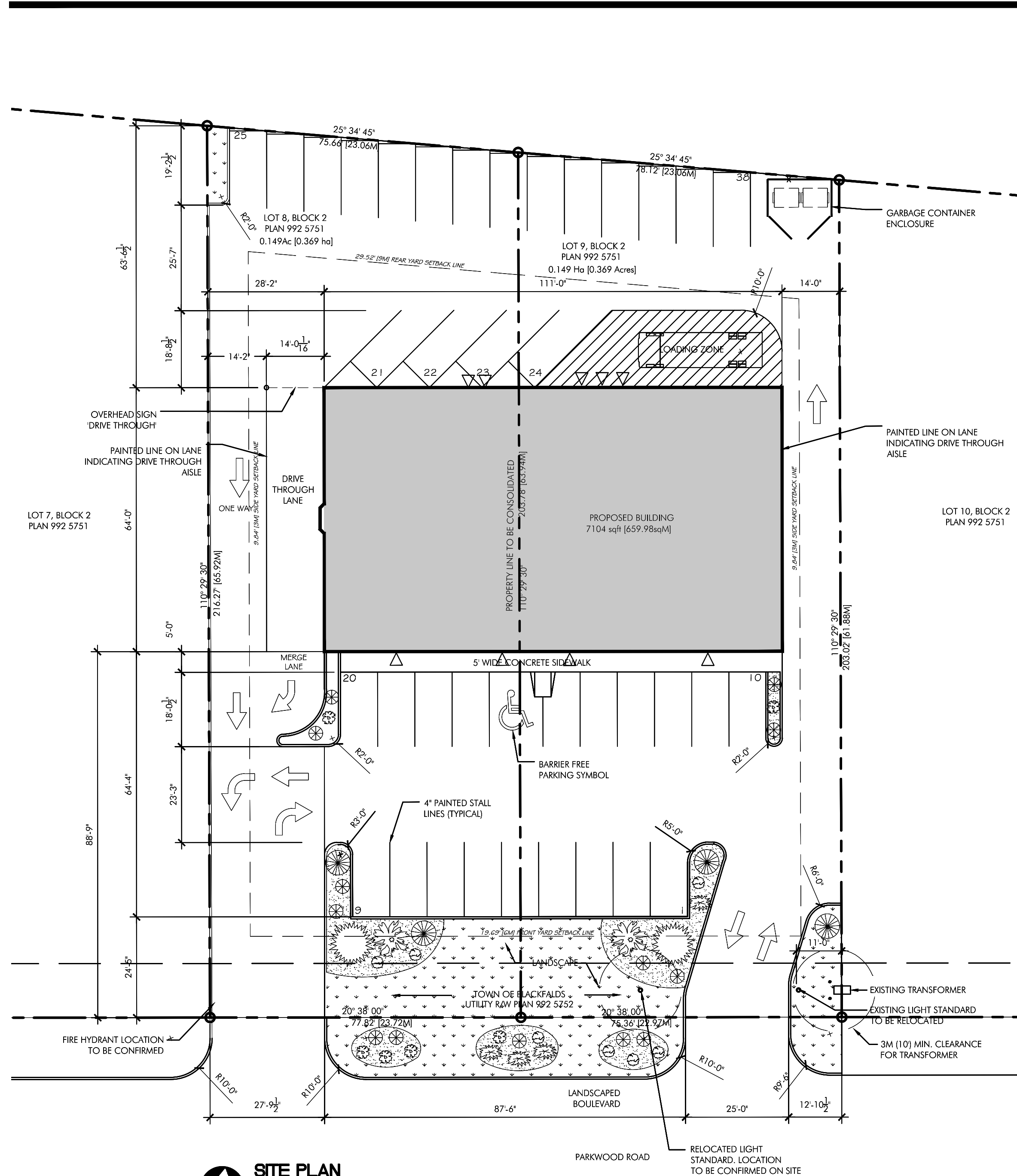




SITE PLAN
SCALE: 1" = 20'-0"

Town of Blackfalds, Alberta
- Land Use Bylaw- 1081/09

LEGAL DESCRIPTION: Lots 8 and 9, Block 2, Plan No. 992 5751

S.W. 1/4-Sec. 26-39-27-W4M

CMC ADDRESS: 7777- Parkway Road, Blackfalds, Alberta

LAND ZONING: Commercial Highway District

BUILDING USE: Commercial lease spaces and offices

REGULATION	REQUIRED	PROVIDED
SITE AREA:	- To Development Authority Approval	- 2983.30sqM [32, 112 sqft] 0.298 Ha [0.737 Acres]
MAIN FLOOR AREA:	- Max. floor area = 80% of site area or 2386.64sqM [25, 689sqft]	- 659.98sqM [7, 104 sqft] MAIN FLOOR
BUILDING HT.:	- 17M [56'-0"]	- 11.49M [37'-8.5"] at T/O ROOF PEAK
W. FRONT YARD SETBACK:	- 9M [29'-6"]	- 27.05M [88'-9"]
N. SIDE YARD SETBACK:	- 3M [9'-10"]	- 6.55M [21'-1"]
E. REAR YARD SETBACK:	- 6M [19'-8"]	- 19.36M [63'-6.5"]
S. SIDE YARD SETBACK:	- 3M [9'-10"]	- 4.26M [14'-0"]
PARKING STANDARDS:	BYLAW: - 2.75M [9'-0"] x 5.5M [18'-0"] Std. Parking Stalls - 3.96M [13'-0"] x 5.5M [18'-0"] "Handicap" Parking Stalls	- 2.5 per 100sqM [1076.4 sqft] for Office use (Commercial), Indoor merchandise sales (other) & Personal services - 4 per 100sqM [1076.4 sqft] for Neighbourhood shopping centre Calculation: Main Floor: Neighbourhood shopping centre (6481.89 sqft / 1076.4) 5.99 X 4.0 = 24 stalls Second Floor: Offices (6013.21 sqft / 1076.4) 5.59 X 2.5 = 14 stalls 38 stalls required
LOADING ZONES:	- To Development Authority Approval	- 1 PROVIDED AT REAR OF BUILDING - To Development Authority Approval
LANDSCAPING:	- 15% of parcel area is to be landscaped and may be subject to development permit approval. - 2983.30sqM [32, 112 sqft] x 15% = 447.50sqM [4816.80 sqft] - Trees: 1 tree / 40sqM. = 8 required - Shrubs: 1 tree / 20sqM. = 16 required	- 262.17sqM [2822sqft] or 8.78% provided on Site ** RELAXATION REQUESTED - Trees: 8-provided - Shrubs: 30-provided "SEE LANDSCAPE DETAILS BELOW"

Site Unit Amounts:

ITEM	DESCRIPTION
GRASSSED AREAS:	- 255sqM [2746sqft]
SHRUB BEDS:	- 133sqM [1435sqft]
TOTAL LANDSCAPING ON SITE:	- 388sqM [4181 sqft]
AREA of L/D PAVING:	- 1043sqM [11,237sqft]
AREA of H/D PAVING:	- 857sqM [9230sqft]
SQUARE FEET of CONC. SIDEWALKS:	- 50sqM [535sqft]

LANDSCAPING DETAILS:

SYMBOL	DESCRIPTION/SIZE	QUAN	SYMBOL	DESCRIPTION/SIZE	QUAN
	- SCHUBERT CHOKECHERRY (Prunus Virginiana 'Schubert') - 20'-25'-HT. - 16'-20'-SPREAD	- 2		- PURPLE LEAF SANDCHERRY * (Prunus X Cistena)	- 6
	- MUGO PINE (Pinus Mugo 'Big Tina') - 10'-12'-HT. - 6'-8'-SPREAD	- 2		- CALGARY CARPET JUNIPER (Juniperus Sabina 'Calgary Carpet')	- 4
	- Degroot's Spire (Thuja occidentalis 'Degroot's Spire') or - 12'-15'-HT. - 2'-3'-SPREAD	- 4		- DWARF PINE (Pinus Strobus 'Nana')	- 13
				- MOCKORANGE (Philadelphus X)	- 7

REGULATIONS
MIN. SIZE OF TREES & SHRUBS AT PLANTING: - DECIDUOUS TREES: - MIN. 50-75mm CALIPER & 3M HT. - CONIFEROUS TREES: - MIN. 50-65mm CALIPER & 2.4M HT. - DECIDUOUS SHRUBS: - MIN. 600mm HT. & MIN. 2-gal CONTAINER SIZE - CONIFEROUS SHRUBS: - MIN. 400mm SPREAD & MIN. 2-gal CONTAINER SIZE
- HATCHING DEPICTS NEW GRASSSED AREAS ON PREPARED MIN. 100mm [4"] TOPSOIL.
- HATCHING DEPICTS NEW PLANTING BED AREAS ON MIN. 75mm [3"] TOPSOIL.
- ALL PLANTING BEDS TO INCLUDE MIN. 75mm DEPTH OF CEDAR/BARK CHIPS OR WASHED ROCK. - LANDSCAPE CONTRACTOR SHALL MAINTAIN NEW LANDSCAPING FOR MIN. 4-WEEKS AND SHALL PROVIDE A WRITTEN 1-YEAR WARRANTY ON ALL TREE, SHRUB AND GRASS ITEMS INSTALLED. - ALL PLANT BEDS SHALL BE ENCIRCLED WITH PVC EDGING EXCEPT WHERE THEY ADJUT SIDEWALKS, ETC.

REVISIONS

NO.	DATE	REVISION	BY
1	16/06/11	ISSUED FOR CONSTRUCTION	JG
2	28/07/11	REVISED FLOOR LOADING	JG

ISSUED FOR
CONSTRUCTION

seal

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PERMIT No. 1017
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

JOINT FIRM
Group2 Architecture Engineering Ltd., Red Deer
Issued by
THE ALBERTA ASSOCIATION OF ARCHITECTS
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Red Deer Office: T: 403.340.2200
Calgary Office: T: 403.717.2511
Edmonton Office: T: 780.447.2990
E: general@group2.ca
www.group2.ca

PROJECT TITLE

**KEN HUBBARD
COMMERCIAL OFFICE
BUILDING**

DRAWING TITLE

SITE PLAN

CHECKED ID	DRAWN RO	DATE JUNE 2011
11045 FILE	A1.01 DRAWING	3 REVISION