PROJECT INFORMATION:

LEGAL DESCRIPTION:	LOT 1, BLOCK 51, PLAN 3561 FN
MUNICIPAL ADDRESS:	46 AVENUE & 46 STREET, OLDS, A.B.
ZONING:	CHA (HIGHWAY COMMERICAL A DISTRICT)
PROPOSED USE:	RETAIL SALES
TOTAL SITE AREA:	(+/-)1746.9m² + (+/-)1935.8m² = (+/-)3682.7m² 3682.7m² = ±0.91 acre (±0.368 ha)
GROSS FLOOR AREA:	612.4m² (6591.8 sq.ft.) + 363.4m² (3911.6 sq.ft.) = 975.8m² (10503.4 sq.ft.)
PARCEL COVERAGE:	975.8 m² / 3682.7 m² = 26% MAXIMUM PARCEL COVERAGE: 55%
BUILDING HEIGHT:	BUILDING A = 6.3m (20'-8") BUILDING B = 5.6m (18'-6") MAXIMUM BUILDING HEIGHT: 10.0m (33'-0")

PARKING CALCULATIONS:

PARKING STALLS REQUIRED:

5.0 STALLS PER 100m²
975.8m²/100m² x 5.0 = 49 STALLS REQUIRED

PARKING STALL PROVIDED:

59 PARKING STALLS PROVIDED (INCLUDING 3 HANDICAP STALL)

BICYCLE PARKING REQUIRED:

5% OF THE REQUIRED PARKING STALLS
=0.05 x 49 = 2.45 (NO LESS THAN 4 BICYCLES)

BICYCLE PARKING PROVIDED:

4 BICYCLE PARKING STALLS PROVIDED

GENERAL NOTES

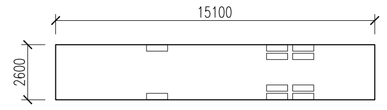
1.- INFORMATION ON THIS SITE PLAN WAS TAKEN FROM SURVEY ISSUED BY SNELL & OSLUND DATED DEC. 10, 2014. THE INFORMATION IS ASSUMED TO BE TRUE. THE TARJAN GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCUARACY PROVIDED WITHIN THIS SURVEY.

2.- PROVIDE CENTRALLY CONTROLLED IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS WITHIN OUR PROPERTY. CONTROL VALVE LOCATION TO BE DETERMINED. PVC CONDUIT FROM BUILDING TO IRRIGATION HEAD AS REQUIRED. (PVC CONDUIT SIZE TO BE TWICE THE SIZE OF IRRIGATION LINE)

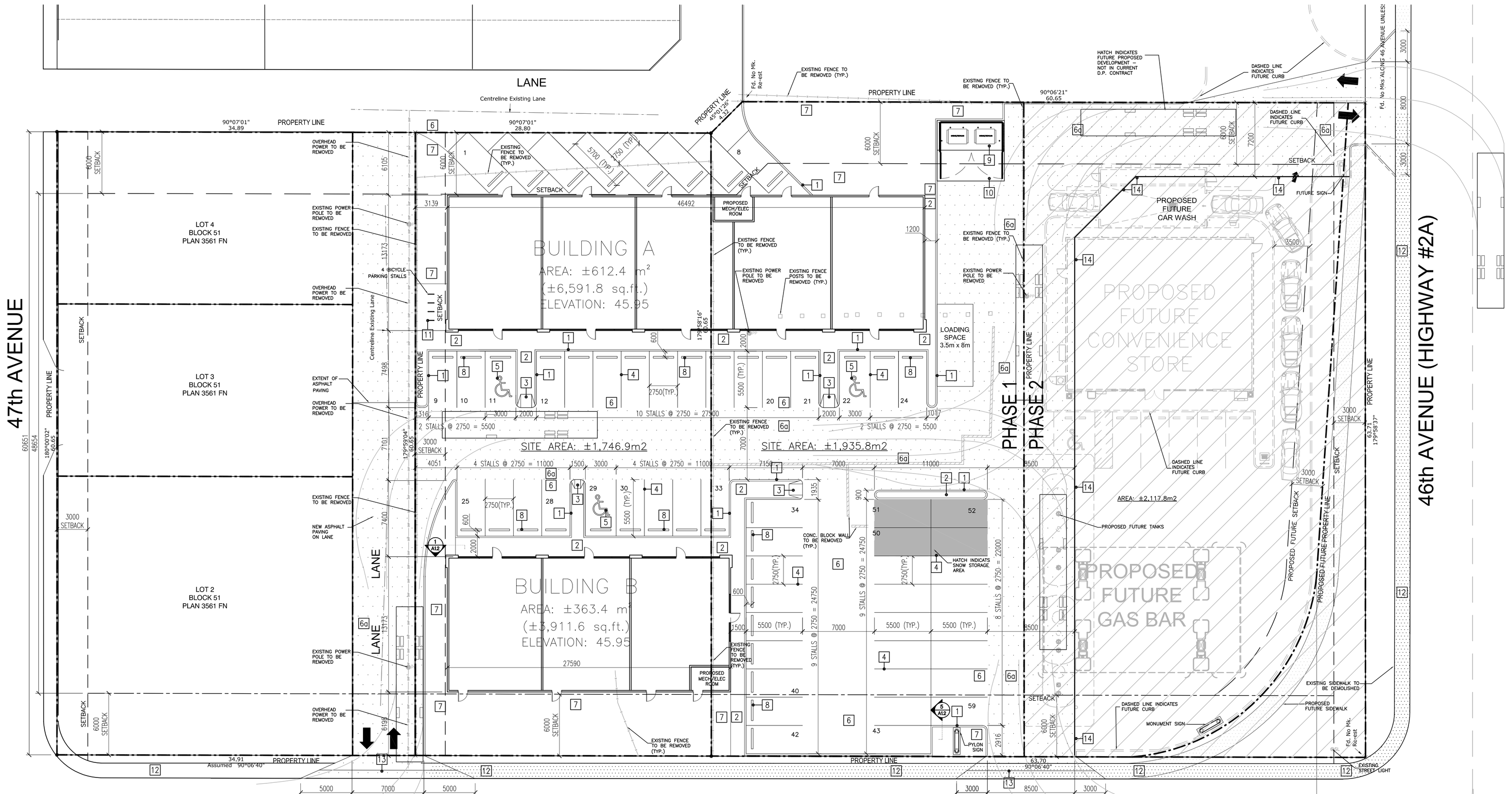
3.- HANDICAP PARKING STALL WITH MAXIMUM OF 0.5% SLOPE.

4.- ALL CURBS AND SIDEWALKS TO BE BUILT TO TOWN OF OLDS STANDARDS.

NORTH



FIRE TRUCK
1:200



1 SITE PLAN
A1.0 1:200

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. REPORT ANY DISCREPANCIES, ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

MATERIAL LEGEND

1	NEW CONCRETE CURB (REFER TO DETAIL 2-A1.2)
2	CONCRETE PAVING (SIDEWALK/PATIO)
3	NEW BARRIER FREE CURB CUT TO TOWN OF OLDS STANDARDS
4	100 WIDE PAINTED PARKING LINES (WHITE)
5	BARRIER FREE PARKING SYMBOL PAINTED ON ASPHALT SURFACE (YELLOW)
6	ASPHALT PAVING
6a	HEAVY DUTY ASPHALT PAVING
7	LANDSCAPING (SOD)
8	CONCRETE WHEEL STOPS
9	GARBAGE ENCLOSURE (REFER TO DETAIL 6-A1.2)
10	CONCRETE APRON AT FRONT OF WASTE/RECYCLYING ENCLOSURE, 6395mm x 1000mm x 100mm THICK
11	BICYCLE RACK (REFER TO DETAIL 3-A1.2)
12	EXISTING CITY SIDEWALK
13	CURB CROSSING
14	EXTENT OF ASPHALT IN THIS CONTRACT

ISSUED FOR CLIENT REVIEW

PROGRESS SET
May 15, 2015

NO	DD/MM/YY	REVISION
1	20/04/15	ISSUED FOR CLIENT REVIEW

The Tarjan Group
ARCHITECTURE INTERIOR DESIGN
1417 Kensington Road N.W.
Calgary, Alberta T2N 3R1
Bus: (403) 265-3100
Fax: (403) 237-7486
Email: info@tarjangroup.com

PROJECT: OLDS SUNCOR

ADDRESS: 46 AVENUE, 46 STREET, OLDS, ALBERTA
LOT 1, BLOCK 51, PLAN 3561 FN
C. OF T. 141 319 167
C. OF T. 141 319 639
IN THE
S.E. 1/4 SEC. 5-33-1-W5M

SCALE

TRADE

DATE JUNE 2014

DRAWING SITE PLAN

DESIGNED T.N.

CHECKED

DRAWN T.N.

JOB No.: 1415

DWG No. A1.0