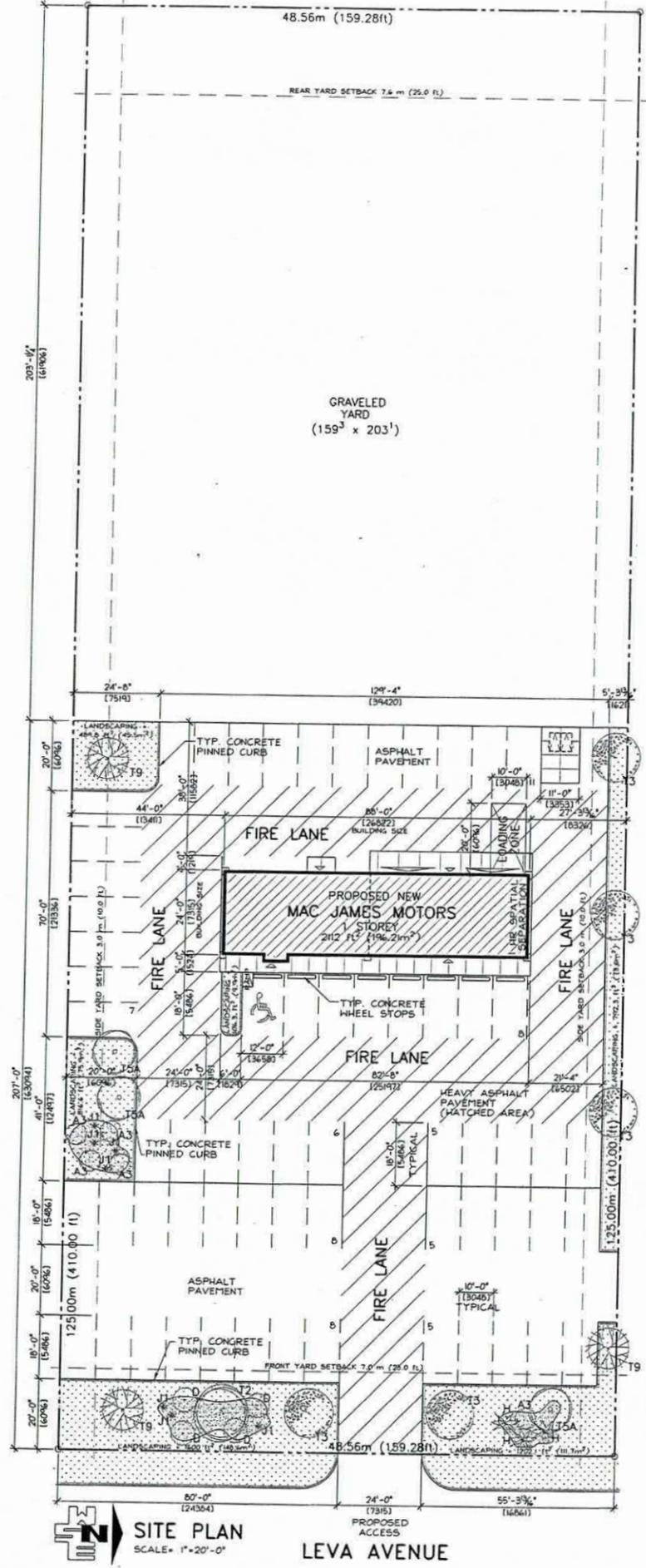


DRAWINGS ARE TO BE READ NOT SCALED AND ARE THE PROPERTY OF BEARDEN ENGINEERING AND MAY NOT BE REPRODUCED WITHOUT PERMISSION FROM THE FOREMENTIONED

88x24 = 2112 sq ft    246,000 ÷ 2112 = 116.50



**A.B.C. INFORMATION**

**BUILDING USE & CLASSIFICATION:**  
GROUP F DIVISION 2 - AUTOMOTIVE DEALERSHIP

**BUILDING DESIGN:**  
A.B.C. 1997, PART 3, ARTICLE 3.2.2.71  
1 STOREY, NOT SPRINKLERED  
STANDPIPE & HOSE SYSTEM NOT REQ'D  
FIRE ALARM NOT REQUIRED

**BUILDING SIZE:**  
196 Sq m (2112 Sq ft)

**BUILDING ACCESS:**  
FACING 1 STREET (FIRE LANE)

**BUILDING CONSTRUCTION:**  
COMBUSTIBLE & NON-COMBUSTIBLE

**FIRE SEPARATIONS & RATINGS:**

FLOORS	3/4 Hr (N/A)
MECH/ELECT	1 Hr
JANITOR STOR.	3/4 Hr
EXIT STAIR	3/4 Hr (N/A)
STORAGE	N/R

**FIRE RESISTANCE RATINGS:**  
LOAD BEARING 3/4 Hr OR NON-COMBUSTIBLE  
MEZZANINE 3/4 Hr (N/A)  
ROOF N/R

**SPATIAL SEPARATIONS:**  
NORTH WALL 1 Hr w/ NON-COMB. CLADDING  
60% UNPROTECTED OPENINGS ALLOWED

**WATER SUPPLY (FIRE HYDRANTS):**  
UNSPRINKLERED BUILDING:  
47,850L DELIVERY RATE 45 L/s  
NOTE:  
FIRE HYDRANT(S) TO BE LOCATED WITHIN 90m (300'-0") OF THE MAIN ENTRANCE(S). TO BE DETERMINED BY OTHERS IF EXISTING HYDRANTS CAN SUPPLY THE REQUIRED VOLUME & FLOW RATE.

**OCCUPANT LOAD:**  
±32 PERSONS

**BYLAW INFORMATION**

**ZONING:**  
HWY C - HIGHWAY COMMERCIAL DISTRICT

**SITE SIZE:**  
6072 m<sup>2</sup> (1.5 Acres)

**SITE COVERAGE:**  
PERMITTED: AS REQUIRED BY MPC  
PROVIDED: 3.2 % COVERAGE

**BUILDING HEIGHT:**  
PERMITTED: AS REQUIRED BY MPC  
PROVIDED: 1 STOREY, 4.9m (16.0 ft)

**FRONT YARD:**  
REQUIRED: 7.0 m (23.0 ft)  
PROVIDED: 7.0 m (23.0 ft)

**REAR YARD:**  
REQUIRED: 7.6 m (25.0 ft)  
PROVIDED: 7.6 m (25.0 ft)

**SIDE YARD:**  
REQUIRED: 3.0 m (10.0 ft)  
PROVIDED (N): 8.3 m (27.25 ft)  
PROVIDED (S): 15.4 m (44.0 ft)

**LANDSCAPING:**  
MINIMUM 10% OF SITE AREA = 607.2m<sup>2</sup> (6536.7 ft<sup>2</sup>)  
PROVIDED: 465.2 m<sup>2</sup> (5007.1 ft<sup>2</sup>) = 7.7%  
1 TREE/50m<sup>2</sup> LANDSCAPE AREA = 12 TREES PROVIDED = 12 TREES  
2 SHRUBS/120m<sup>2</sup> LANDSCAPE AREA = 10 SHRUBS PROVIDED = 31 SHRUBS

**PARKING:**  
REQUIRED: 1 per 93m<sup>2</sup> = 2 STALLS (SERVICE)  
2 per 93m<sup>2</sup> = 1 STALLS (RETAIL/OFFICE)  
TOTAL = 3 STALLS  
PROVIDED: 63 STALLS

**LOADING ZONE:**  
REQUIRED: LOADING DOOR = 1 STALL  
PROVIDED: 1 STALL

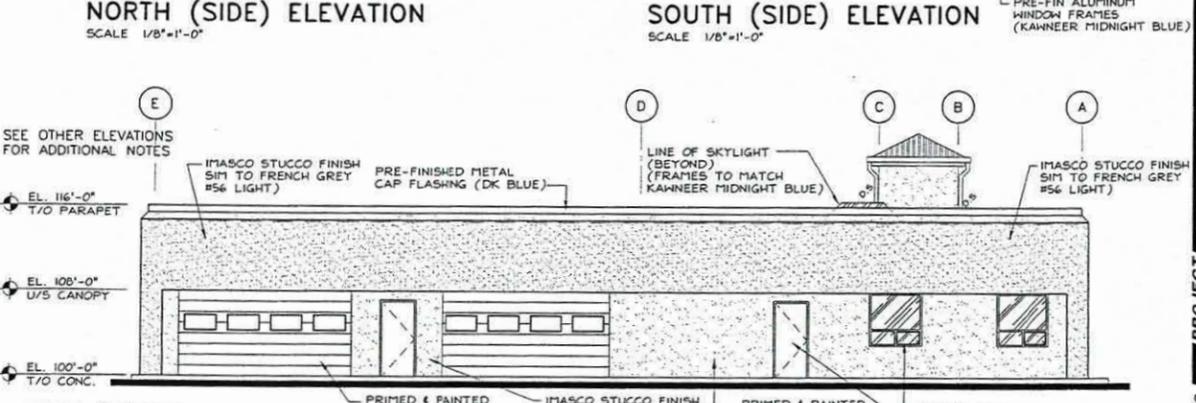
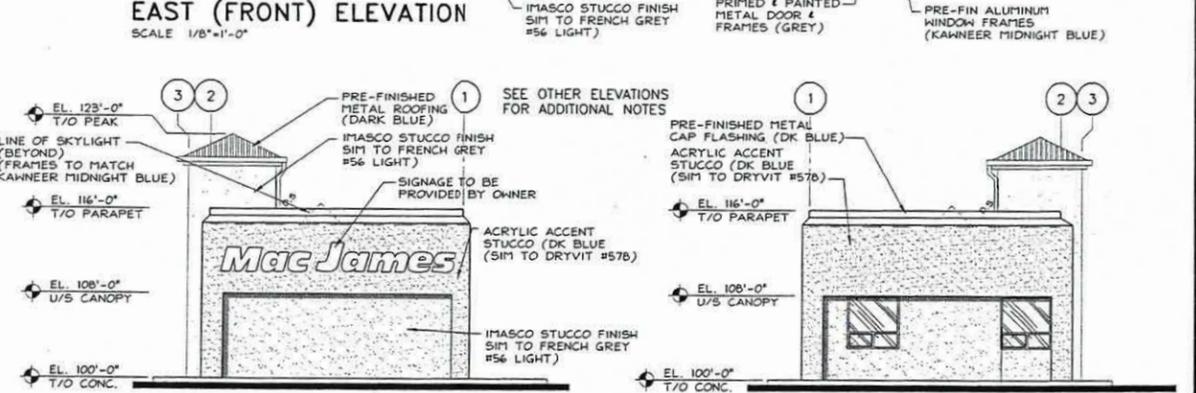
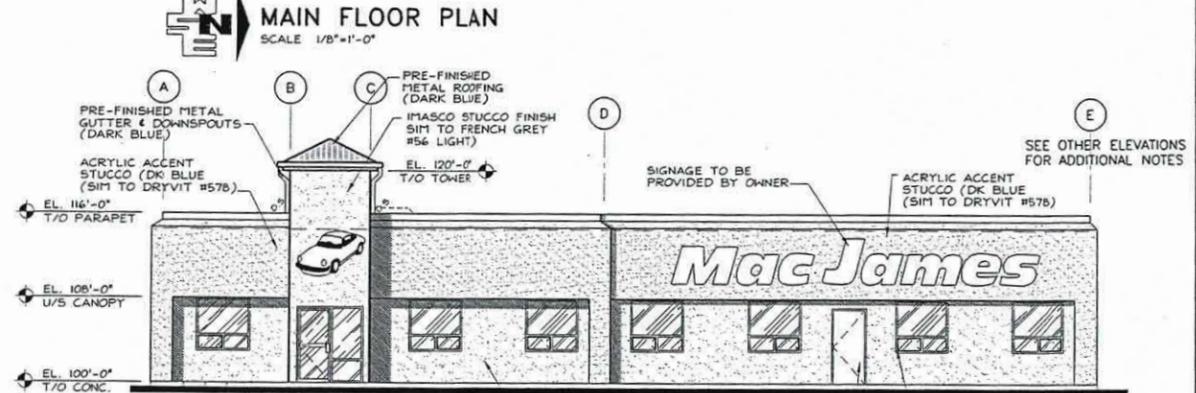
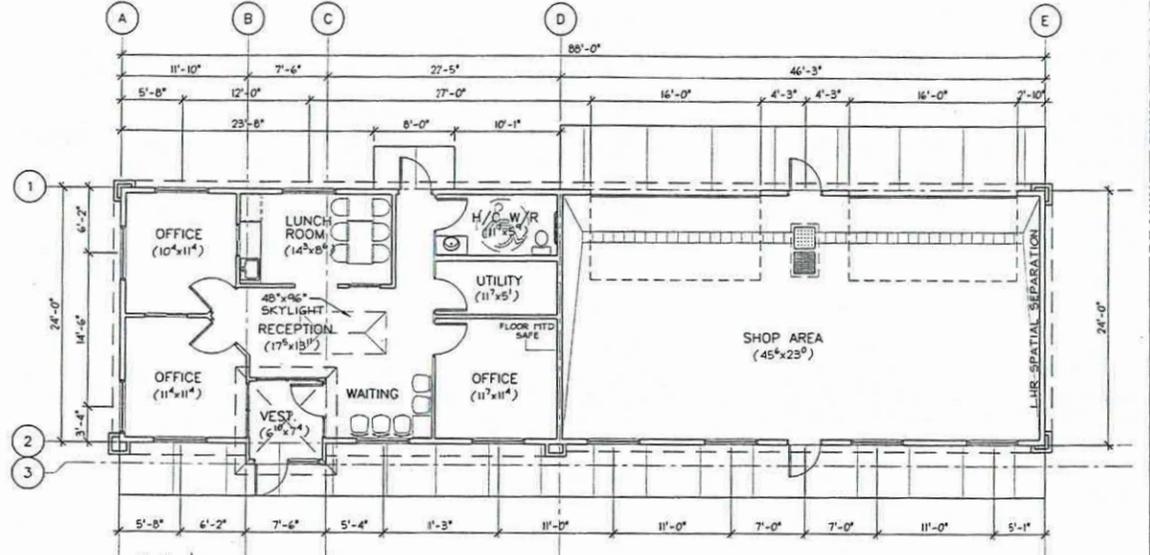
**LEGAL DESCRIPTION**

PROPOSED LOT: 14 BLOCK 7  
SUBDIVISION OF ALL OF:  
LOT 13, BLOCK 7, PLAN 042  
LOT 4, BLOCK 7, PLAN 812 1555  
RED DEER COUNTY, ALBERTA

**LANDSCAPING LEGEND**

- OVERALL PLANTINGS**
- NEW GRASS AREAS - SOODED
  - EXTENTS OF CEDAR BARK CHIP PLANTING BEDS (SEE GENERAL NOTES)
- DECIDUOUS BUSHES**
- A3 - SILVER LEAF DOGWOOD (CORNUS ALBA 'ARGENTEO-MARGINATA') (MIN. 600mm (2'-0") HT. or SPREAD) (QTY 5)
  - D - COTONEASTER (COTONEASTER ACUTIFOLIUS) (MIN. 600mm (2'-0") HT. or SPREAD) (QTY 4)
- CONIFEROUS SHRUBS**
- H - JUNIPER (JUNIPERUS COMMUNIS) (MIN. 600mm (2'-0") SPREAD) (QTY 3)
  - J1 - UPRIGHT CEDAR (THUJA OCCIDENTALIS 'HOLMSTRUP') (MIN. 900mm (3'-0") HT.) (QTY 7)
- DECIDUOUS TREES**
- T2 - PAPER BIRCH (3 TRUNK CLUMP) (BETULA PAPYRIFERA) (MIN 75mm (3") CALIPER) (QTY 1)
  - T3 - AMUR MAPLE (ACER GINNALA) (MULTI-STEMMED #25 CONTAINER) (QTY 5)
  - T5A - CHOKECHERRY (PRUNUS VIRGINIANA 'SCHUBERT') (MIN 75mm (3") CALIPER) (QTY 3)
- CONIFEROUS TREES**
- T9 - SIBERIAN LARCH (LARIX SIBIRICA) (MIN. 2.5m (8'-0") HL.) (QTY 3)

**NOTES:**  
- AREAS OF ANNUAL PLANTINGS or FLOWER BEDS SHALL BE BY THE OWNER.  
- REFER TO GENERAL NOTES FOR LANDSCAPE & PLANTING NOTES & SPECIFICATIONS.



**BEARDEN ENGINEERING**  
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E-mail: info@bearden.ca web: www.bearden.ca

**PROJECT**  
PROPOSED NEW  
**MAC JAMES MOTORS**  
DEALERSHIP  
RED DEER COUNTY, ALBERTA

**SITE PLAN, FLOOR PLAN, AND ELEVATIONS**

**DRAWING TITLE**  
04-123  
DP1  
OF 1

**REVISION**

No.	REVISION	DATE
1	ISSUED FOR CLIENT REVIEW	MAY 14, 2004
2	ISSUED FOR CLIENT REVIEW	MAY 14, 2004
3	ISSUED FOR CLIENT REVIEW	MAY 14, 2004

**SCALE**  
DRAWING SCALE AS SHOWN

**STAMPS**