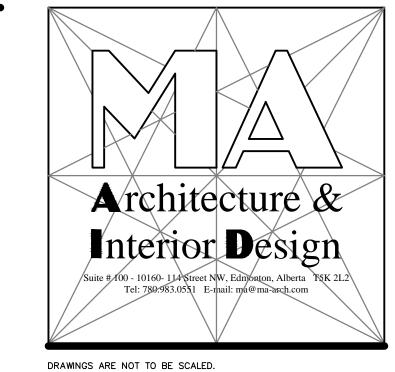
# Schedule "E"



SOUTH ELEVATION

1/8" = 1'-0"



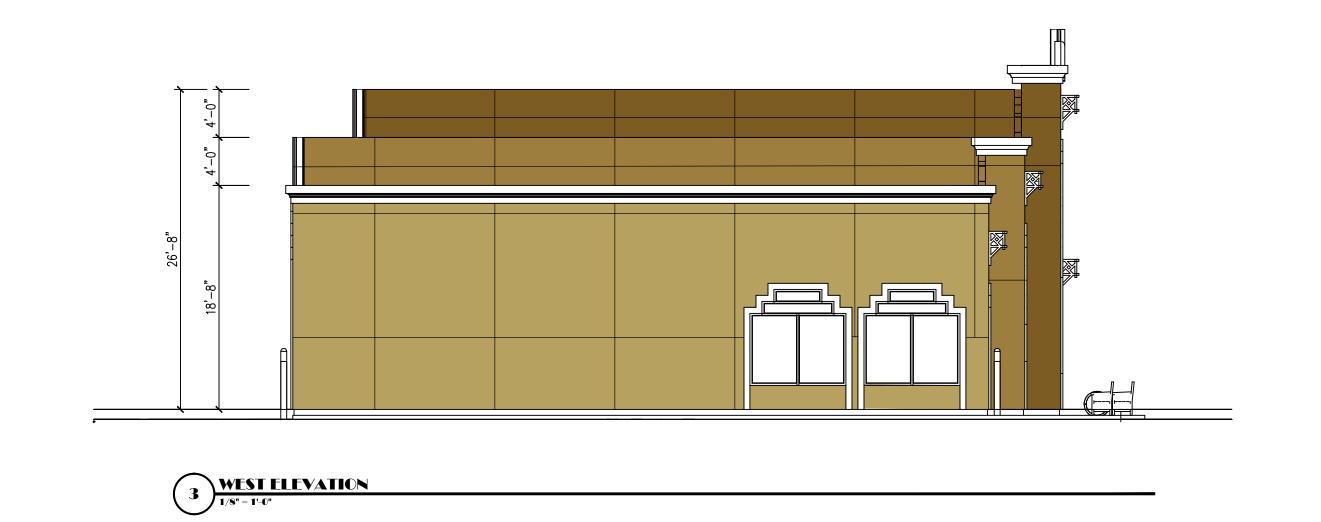
CONTRACTOR IS TO VERIFY ALL JOB DIMENSIONS, DATUMS, REPORTS, NOTES AND LEVELS WITH THE CONDITIONS ON THE SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS HELD RESPONIBLE FOR REPORTING ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED IN ANY WAY OR FORM WITHOUT THE DIRECT WRITTEN PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF THIS ARCHITECT. ALL PARTS AND COPIES MUST BE RETURENED TO THE ARCHITECT AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR BUILDING PURPOSES UNTIL SIGNED AND SEALED BY THE CONSULTANT.

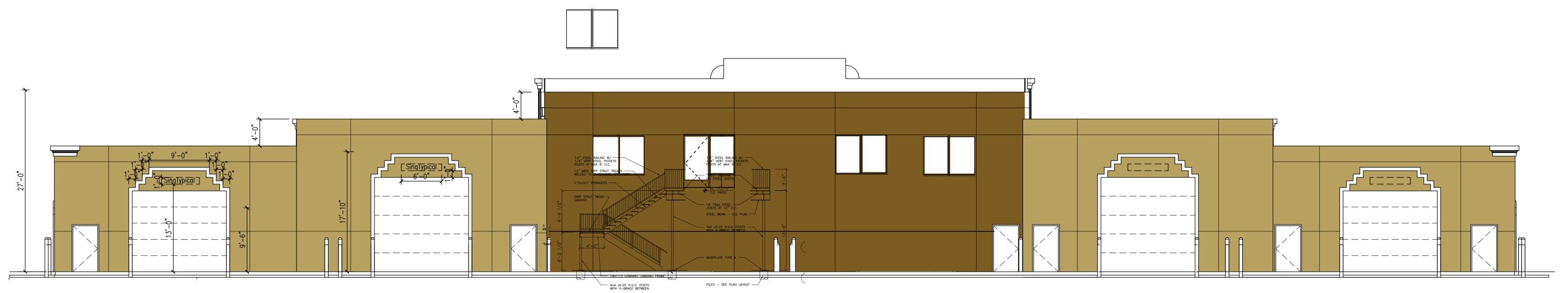
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.





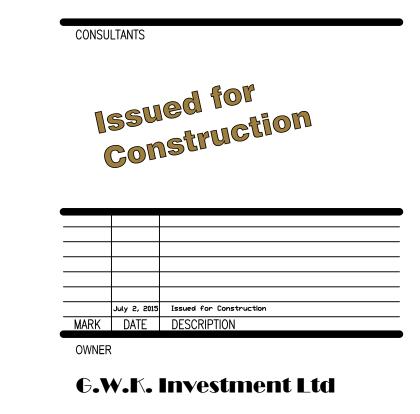


ALL FASCIA SIGNS CONSIST OF INDIVIDUAL LETTERS, SYMBOLS OR LOGOS, WHICH ARE DIRECTLY ATTACHED TO BUILDING FACE



NORTH ELEVATION

1/8" = 1'-0"

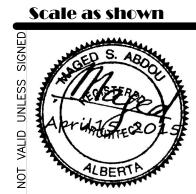


## 3834 - 49 Ave, Stony Plain, Alberta T7Z 2J7 Railway Plaza

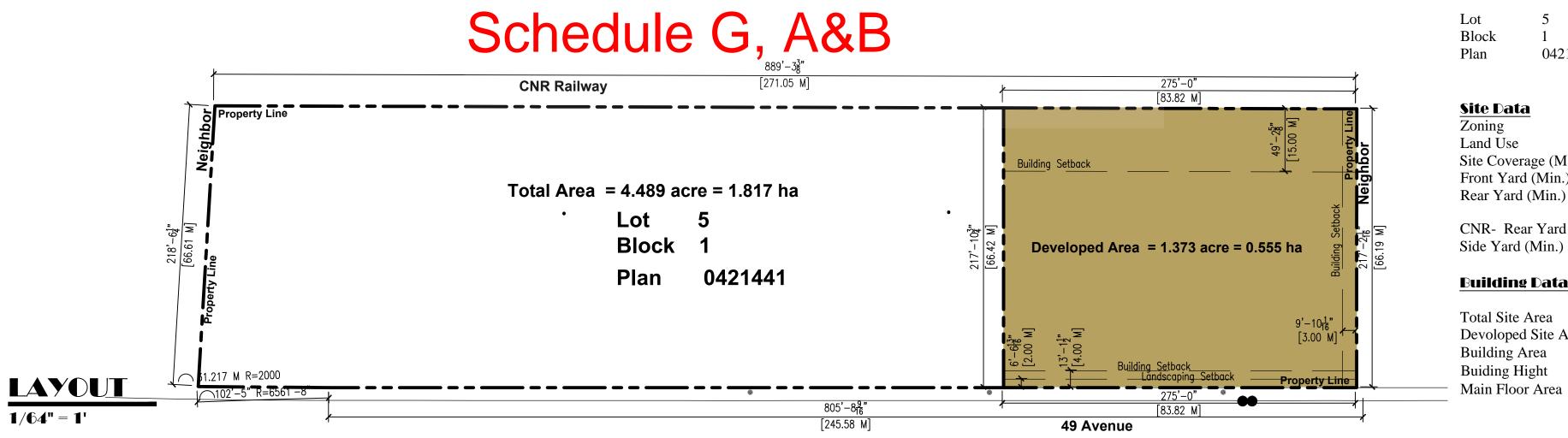
3919 - 49 Avenue, Stony Plain, Alberta T7Z 2J7	
PROJECT NO:	02-010-2

02-010-2008
201 BUILDING ELEVATIONS.DWG
MA
Ма

### **Building Elevations**







# **CNR Railway** Landscape Area (Swales)= $1375 \text{ ft}^2$ Light | Duty Asphalt Plaving **74**) CNR Setback Drive Isle— Heavy Duty Asphalt Paving 24'-104"-> $29'-10\frac{3}{4}"$ 4 Bicycle Parking by Owner-Typical Parking 40 Light Duty Asphalt Paving Drive Isle- Heavy Duty Asphalt Paving Decorative Hard Surface (rocks) on Landscape Fabric Typical 36'-0" **20** (10) Shared Access 49 Avenue $\otimes$

SITE PLAN

1/16" = 1'-0"

#### **Legal Description** Address 3919 49 Avenue

Parking 0421441

75 Stalls Total Parking 4 Disabled Parking Stalls 71 Standard Parking Stalls

Site Data C-G Zoning Land Use General Commercial Site Coverage (Max.) = 50% Front Yard (Min.)

Rear Yard (Min.) = 6 m or as required by the development authority CNR- Rear Yard (Min.) = 15 m

#### **Building Data**

= 1.817 ha = 4,489 acreTotal Site Area Devoloped Site Area = 0.555 ha = 1.373 acreBuilding Area  $= 1,198 \text{ m}^2 = 12,896 \text{ ft}^2$ **Buiding Hight** = 1 storey < 10.m = 32' 10'' $= 1.198 \text{ m}^2 = 12.896 \text{ ft}^2$ Main Floor Area

#### Fascia Signs

All Fascia Signs consist of individual letters, symbols or logos, which are directly attached to building face

= 2 m or 7 m where access to

a rear yard is required

#### **Freestanding Sign**

Maximum Sign Area  $= 17 \text{ m}^2 = 183 \text{ Ft}^2$ Maximum Sign Height  $= 7.0 \text{ m} = 23^{\circ}$ Minimum Suppot Setback = 0.3 m = 1'

#### Landscaping

Total Landscape Area =  $1610 \text{ ft}^2 \text{ (Front)} + 1375 \text{ ft}^2 \text{ (Back)} = 2985 \text{ ft}^2$ 

#### Front Parking:

**Code Anaylsis** 

Classification:

Alberta Building Code 2006

Mezzanines Assemblies:

Table 3.1.3.1.

1 hr min. -3.3.1.1.

**Separation of suites** 

Limiting Distance

Noncombustible no rating 3.2.2.59. 2-b.

East wall =  $29' \cdot 10'' = 9.11 \text{ m}$ 

West wall = 28' = 8.53 m

**Major Occupancy Fire Separations** 

3.2.2.59. Group E, up to 3 Storeys. (Most restricted)

3.2.2.69. Group F, Division 2, up to 2 Storeys, Sprinklered

Building Area =1,198 m<sup>2</sup> < 1,500 m<sup>2</sup> Facing one street

Loadbearing Walls, Columns and Arches supporting an assembly:

Fire-resistance rating not less than 45 min, or be of noncombustible construction

Area of Exposing Building Face East wall =  $16' 4''X 49' = 800.3 \text{ ft}^2 = 74.35 \text{ m}^2$ 

Area of Exposing Building Face West wall =  $16' 4''X 58' = 947.3 \text{ ft}^2 = 88 \text{ m}^2$ 

East & west wall 1 h Fire-Resistance Rating - Noncombustible Cladding to be waived 3.2.3.7. 3) a

Table 3.2.3.1.B. Groups E and F, Division 1 and 2 Occupancies > 25 - 50 %

Fire rating is to be waived where the roof assembly is of noncombustible -3.2.2.59. 2-C.

3.2.2.53. Group D, up to 3 Storeys

Landscaped strip min. 2 m² (deciduous trees @ min. 11 m - center and decorative hard surface) Rear Parking (415 m2)

#### The min. size for plant materials:

Deciduous trees - minimum caliper 40 mm (measured 0.3 meter from ground level)

> RAILWAY PLAZA

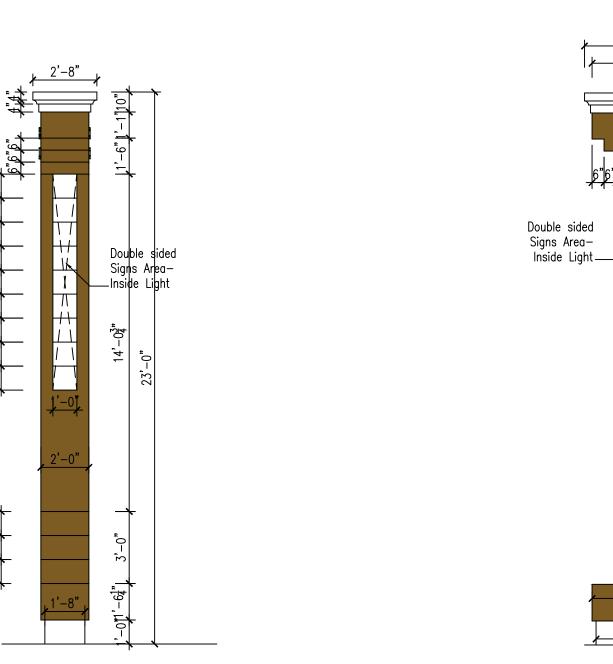
3'-0"

5'-8"

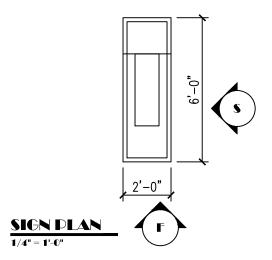
SIGN SIDE ELEVATION

1/4" = 1'-0"

Coniferous trees - minimum height 1.2 meters; and Shrubs - minimum height or spread of 0.5 meter





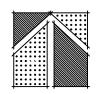




THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED IN ANY WAY OR FORM WITHOUT THE DIRECT WRITTEN PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF THIS ARCHITECT. ALL PARTS AND COPIES MUST BE RETURENED TO THE ARCHITECT AT THE COMPLETION OF THE WORK.

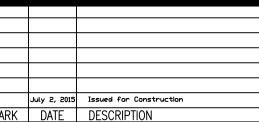
THIS DRAWING IS NOT TO BE USED FOR BUILDING PURPOSES UNTIL SIGNED AND SEALED BY THE CONSULTANT.

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.



CONSULTANTS

Issued for Construction



G.W.K. Investment Ltd

3834 - 49 Ave, Stony Plain, Alberta T7Z 2J7

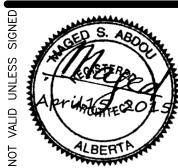
## Railway Plaza

3919 - 49 Avenue, Stony Plain, Alberta T7Z 2J7

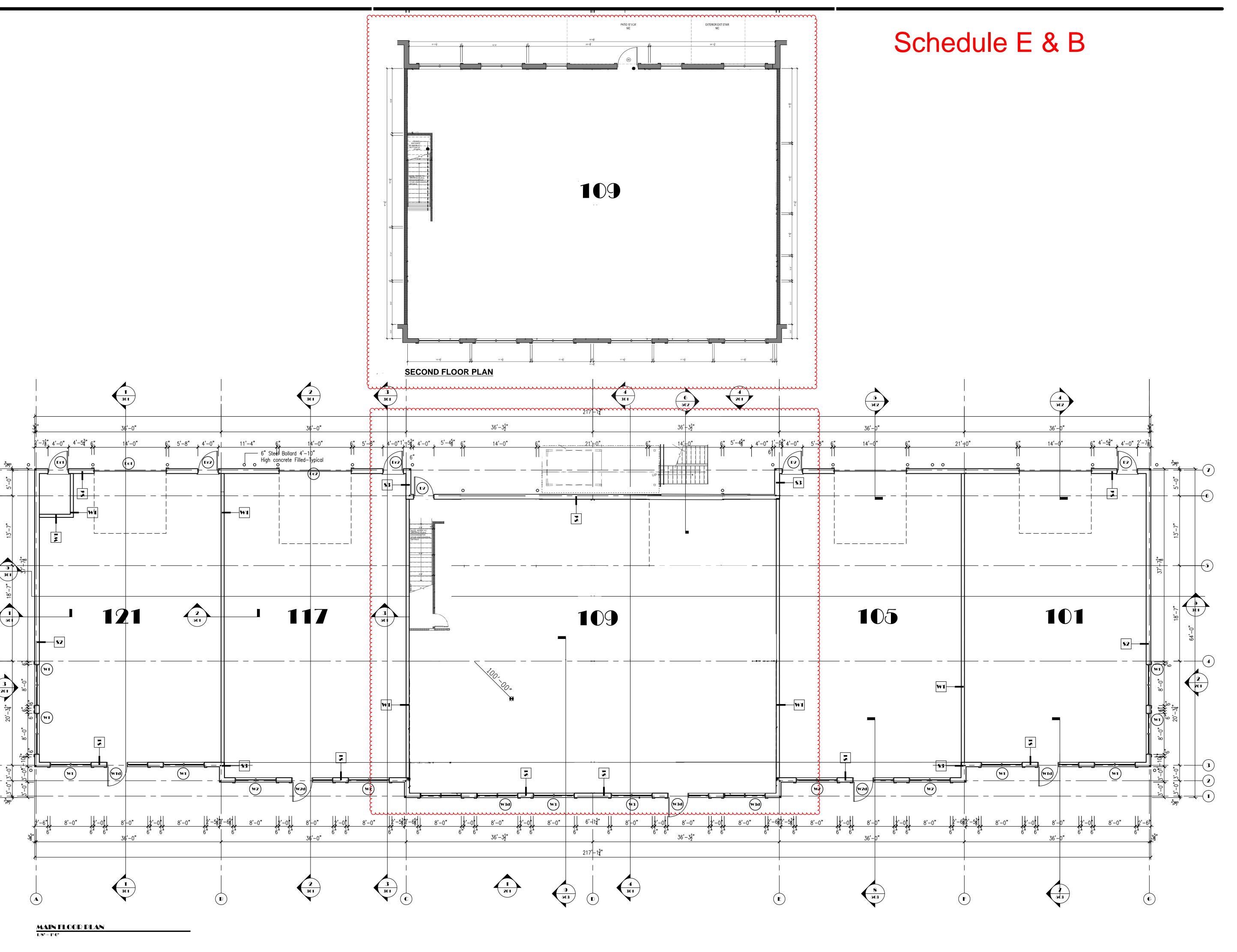
	•
PROJECT NO:	02-010-2008
CAD DWG FILE:	101 LAYOUT & SITE PLAN.DWG
DRAWN BY:	MA
CUK,U DA	Ma

### **Layout & Site Plan**

Scale as shown









DRAWINGS ARE NOT TO BE SCALED.

CONTRACTOR IS TO VERIFY ALL JOB DIMENSIONS, DATUMS, REPORTS, NOTES AND LEVELS WITH THE CONDITIONS ON THE SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS HELD RESPONIBLE FOR REPORTING ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED IN ANY WAY OR FORM WITHOUT THE DIRECT WRITTEN PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF THIS ARCHITECT. ALL PARTS AND COPIES MUST BE RETURENED TO THE ARCHITECT AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR BUILDING PURPOSES UNTIL SIGNED AND SEALED BY THE CONSULTANT.

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.

CONSULTANTS

Issued for construction

July 2, 2015 Issued for Construction

MARK DATE DESCRIPTION

G.W.K. Investment Ltd

3834 - 49 Ave, Stony Plain, Alberta T7Z 2J7

Railway Plaza

3919 - 49 Avenue, Stony Plain, Alberta T7Z 2J7

PROJECT NO: 02-010-2008

CAD DWG FILE: 103 MAIN & SECOND FLOOR PLANS.DWG

DRAWN BY: MA

Floor Plans

Scale as shown

CHK'D BY:



