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PRDP20211477

NO.	DESCRIPTION	DATE	BY
2	SHOWING REDUCED PLANTINGS	JULY 2021	LAS
1	REVISED AS PER NOTICE OF DECISION	JUNE 29/21	LAS
0	ISSUED FOR DEVELOPMENT PERMIT	APR. 7/21	LAS

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

CLIENT
 R. MUDD
 CALGARY, ALBERTA

PROJECT
 MUDD CONDO BAYS
 ROCKY VIEW COUNTY, ALBERTA

TITLE
 SITE & LANDSCAPING PLAN

SCALE	DATE	DRAWING NO.
1:300	MAR. 2021	A0.2
DRAWN BY LAS	CHECKED BY rjjs	FILE NO. 21187C

PROJECT DATA

LEGAL DESCRIPTION BLOCK 13 PLAN 1820 A.M. MUNICIPAL ADDRESS 79 PRAIRIE PLACE S.E. ROCKY VIEW COUNTY, ALBERTA	ZONING C-LRD (COMMERCIAL, LOCAL RURAL DISTRICT) BUILDING USE INDUSTRIAL (LIGHT)
SITE AREA 19,170.60 sq. m., 1,917 HECTARES (4.737 ACRES)	SETBACKS FRONT (WEST) 10.0m (from other roads) SIDE (NORTH) 6.0m SIDE (SOUTH) 6.0m REAR (EAST) 15.0m
BUILDING AREA FOOTPRINT PROPOSED BUILDING #1: 1,153.86 sq. m. (12,420 sq. ft.) PROPOSED BUILDING #2: 1,030.76 sq. m. (11,521 sq. ft.) PROPOSED BUILDING #3: 1,030.76 sq. m. (11,521 sq. ft.) PROPOSED BUILDING #4: 1,030.76 sq. m. (11,521 sq. ft.) TOTAL: 4,246.14 sq. m. (45,705.07 sq. ft.)	PRINCIPAL BUILDING MAXIMUM ALLOWABLE HEIGHT MAX BUILDING HEIGHT: 18.00m (59'-0") ACTUAL HEIGHT: PARAPET = 7.92m (26'-0")
LOT COVERAGE 22.15% (4,246.14 sq. m. of 19,170.60 sq. m.)	SURVEY INFORMATION TAKEN FROM SURVEYS PROVIDED BY VERITAS DEVELOPMENT SOLUTIONS, OCT. 2007

1 NOTES

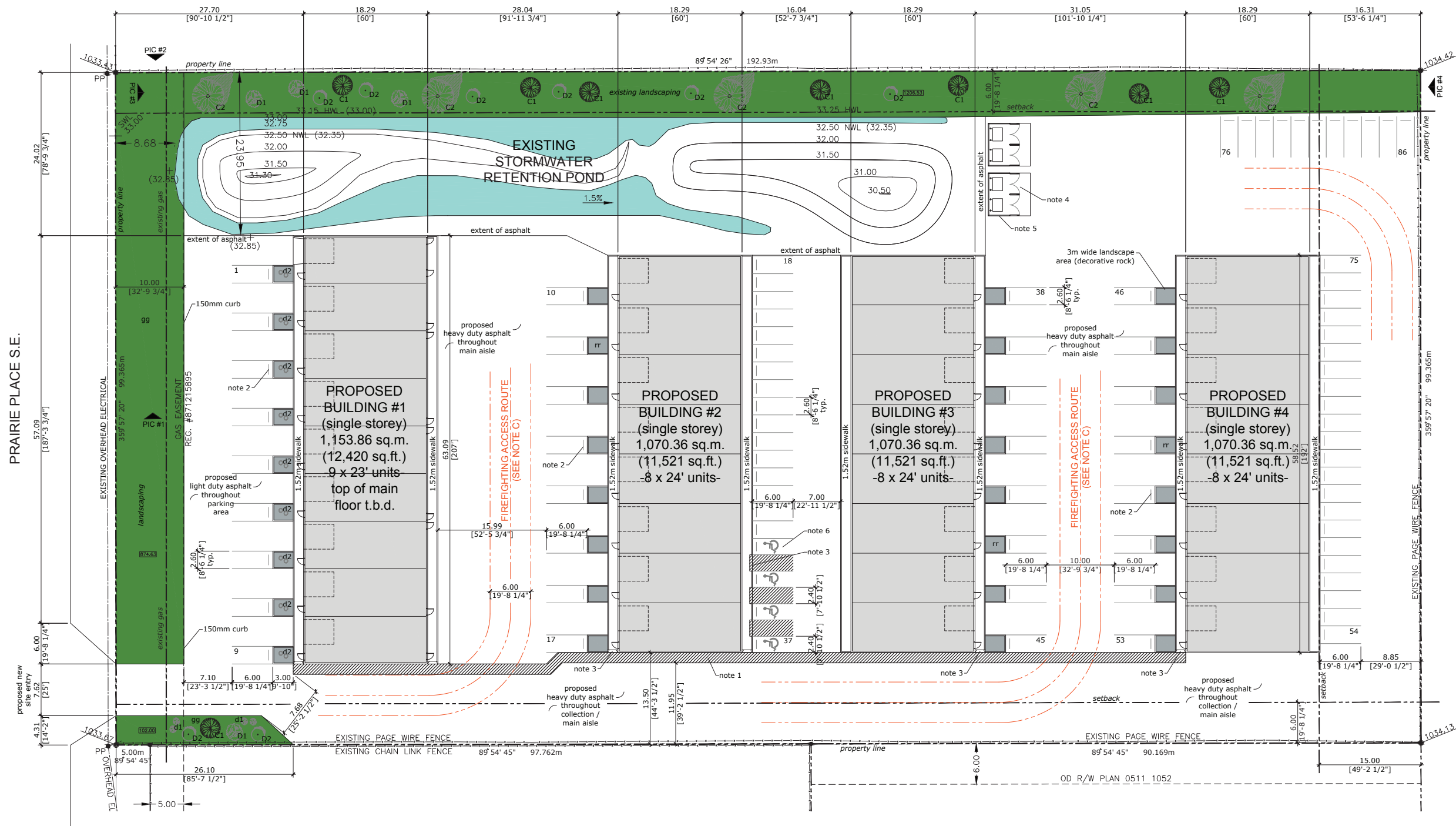
Specific Site Plan Notes	
1.	1.52m painted pedestrian walkway for Barrier-Free connectivity.
2.	Concrete or heavy duty rubber wheel stop. See dwg. 6, A0.3 for details.
3.	Depressed curb in concrete sidewalk for barrier free access.
4.	Waste and recycling bins. Private pickup. See dwg. 4, 5, A0.3 for details.
5.	Waste & recycling enclosure protection, concrete filled metal posts or HSS with rebar or HSS on each wall welded between the supporting posts.
6.	Barrier-Free parking stall c/w building/pole mounted sign, w/ the centre of the sign between 1600 to 2500 mm from the finished surface and the International Symbol of Access painted on the pavement.

General Site Plan Notes	
A	All underground utilities must be located prior to commencement of construction.
B	All discrepancies between site conditions shown on this drawing and those existing at time of construction must be reported.
C	All portions of the collection vehicle / fire access route are structurally capable of supporting a min. 39,000 kg (85,980 lbs) load and have a 12m centre-line radius.
D	Site lighting to be provided by building wall mount 150w luminaires. To conform to 'dark sky' requirements. Locations on buildings l.b.c.

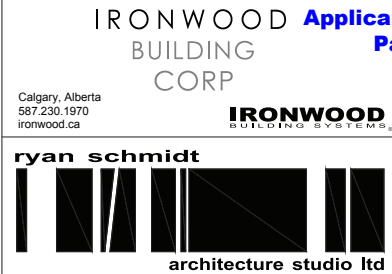
Phase 1 - Building #1 Summer/Fall 2021
Phase 2 - Building #2 Winter 2021
Phase 3 - Building #3 T.B.D.
Phase 4 - Building #4 T.B.D.



PRAIRIE PLACE S.E.



1 SITE PLAN
 A0.2 SCALE: 1:300



1 NOTES

General Landscaping Notes	
2.	All landscaping species shall be Chinook hardy and capable of healthy growth in the City of Calgary.
3.	All grass to be drought tolerant fescue and wheat grasses.
4.	Final plant species subject to change based on availability.
5.	All planting to meet standard specifications for landscape construction noted in Bylaw of local Authority Having Jurisdiction and for the Canadian Nursery Trades Association.
6.	All tree & shrub heights, spreads, and calipers to meet or exceed minimum sizes noted in Bylaw of local Authority Having Jurisdiction.
7.	All plant material shall be locally grown Alberta Nursery Stock.
8.	All tree locations shall be staked on site as per planting details.
9.	All work shall be inspected and approved by the architect and/or project manager.
10.	All excavated material shall be disposed off-site or in an approved alternate location.
11.	All coniferous trees shall be located a minimum 2.5m from any adjacent asphalt edge.
12.	All plantings to be contained in mulched beds or individual tree wells and include a minimum 100mm bark mulch over weed control mat & sterilized subsoil (see planting details).
13.	All tree & shrub planting areas to be irrigated w/ rainwater captured from roof run off.

2 LANDSCAPING ANALYSIS

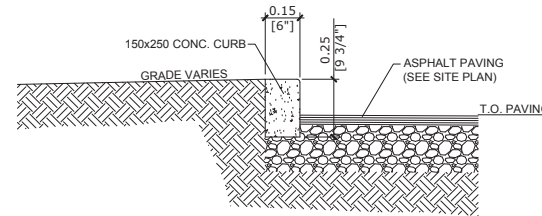
Total Landscaped Area	Required Landscaping: 1,917 sq. m. (10% of site area) Provided Landscaped Area: 2,440 sq. m.
Tree Calculations*	1 tree/ 40 sq. m. = 1917/40 = 47.925 = 48 trees required 25 trees provided (including 13 existing to be relocated) 52% coniferous = 8 trees (+5 existing) 48% deciduous = 4 trees (+8 existing)
Shrub Calculations*	1 shrub/ 60 sq. m. = 1917/60 = 31.95 = 32 shrubs required 25 shrubs provided 100% deciduous = 25 shrubs 0% coniferous = 0 shrubs

2 LANDSCAPING SCHEDULE - PROPOSED MATERIAL

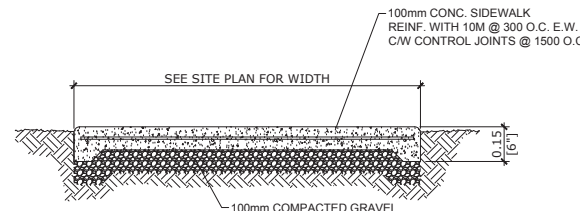
Coniferous Trees			
Label	Key	Species	Qty.
C1		New Bakeri Spruce <i>Picea pungens glauca 'Bakeri'</i> 4m h, 2-3m spread min. height 2.5m (at time of planting)	8
C2		Existing Relocated Tree	5
New Coniferous trees must have a minimum height of 2.5m at time of planting.			
No. Coniferous Trees Provided			13
Deciduous Trees			
D1		New Amur Maple <i>Acer ginnala</i> 4.5-6m h, 4-6m spread	4
D2		Existing Relocated Tree	8
Deciduous trees must have a minimum caliper of 63mm measured 450mm from ground level at time of planting.			
No. Deciduous Trees Provided			12
Deciduous Shrubs			
d1		New Goldflame Spiraea <i>Spiraea x bumalda 'Goldflame'</i> 0.45m h, 1m spread	4
d2		New Concorde Barberry <i>Berberis thunbergii 'Concorde'</i> 0.6m h, 0.6m spread	18
No. Deciduous Shrubs Provided			22
Grassed / Garden Areas			
gg		Maintained Grassed Area (300mm thick top soil) <i>Urban Mix B</i> Air or Hydro seed Installation	n/a
rr		Decorative Rock / Mulch	n/a

4 VEHICLE PARKING ANALYSIS
 (As per Rocky View County Land Use Bylaw)

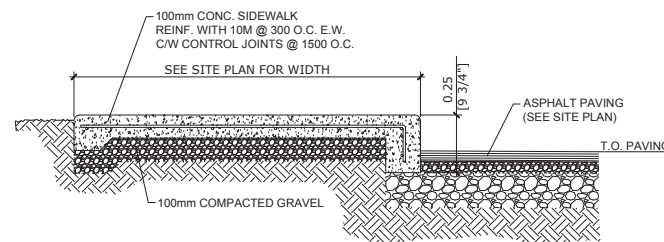
INDUSTRIAL (LIGHT) / OFFICE	
Building 1 Ind. Light - 1 stall per 100m2 of GFA 808m2 / 100m2 = 8.08 326m2 / 100m2 = 3.26 (mezzanines) Office - 3 stalls per 100m2 of GFA 346m2 / 100m2 = 3.46 x 3 = 10.38 Total = 21.72	22 stalls
Building 2 Ind. Light - 1 stall per 100m2 of GFA 749m2 / 100m2 = 7.49 302m2 / 100m2 = 3.02 (mezzanines) Office - 3 stalls per 100m2 of GFA 321m2 / 100m2 = 3.21 x 3 = 9.63 Total = 20.14	20 stalls
Building 3 Ind. Light - 1 stall per 100m2 of GFA 749m2 / 100m2 = 7.49 302m2 / 100m2 = 3.02 (mezzanines) Office - 3 stalls per 100m2 of GFA 321m2 / 100m2 = 3.21 x 3 = 9.63 Total = 20.14	20 stalls
Building 4 Ind. Light - 1 stall per 100m2 of GFA 749m2 / 100m2 = 7.49 302m2 / 100m2 = 3.02 (mezzanines) Office - 3 stalls per 100m2 of GFA 321m2 / 100m2 = 3.21 x 3 = 9.63 Total = 20.14	20 stalls
Totals	
Total Required	86 stalls
Total Provided On Site	86 stalls
Barrier-Free Requirements (see N.B.C. 2019 (AE) Table 3.8.2.5.)	
4 barrier-free stalls per 51-100 total required	4 stalls



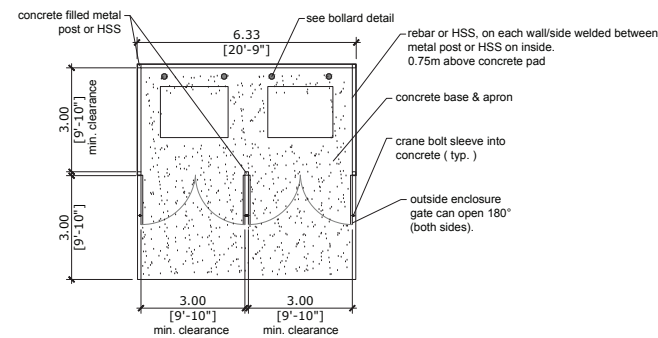
1 TYP. CONCRETE CURB DETAIL
 SCALE: 1:15



2 TYP. SIDEWALK DETAIL
 SCALE: 1:15

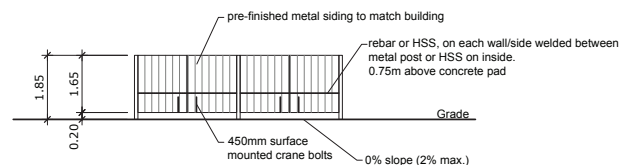


3 TYP. SIDEWALK DETAIL
 SCALE: 1:15

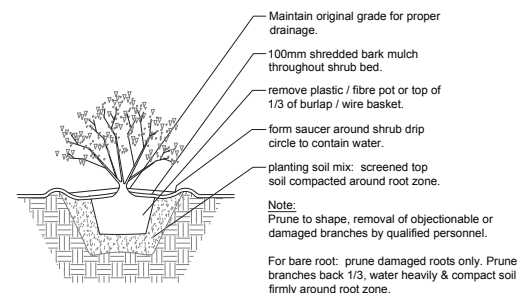


4 WASTE & RECYCLING ENCLOSURE PLAN
 SCALE: 1:100

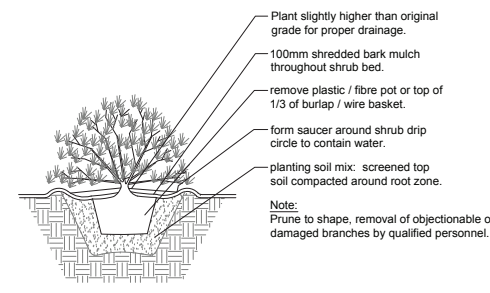
- The exterior finish of the enclosure must match and or compliment the architecture of the development.
- Enclosures with gates shall be equipped with a positive latch mechanism to hold gates open and closed.



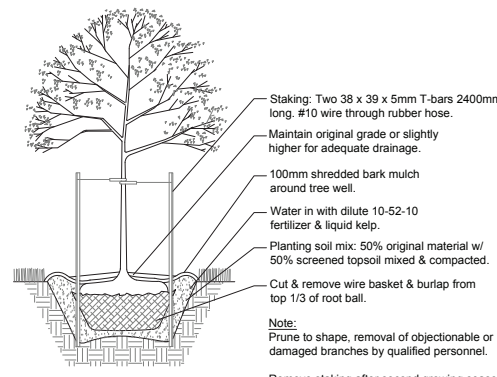
5 WASTE & RECYCLING ENCLOSURE ELEVATION
 SCALE: 1:100



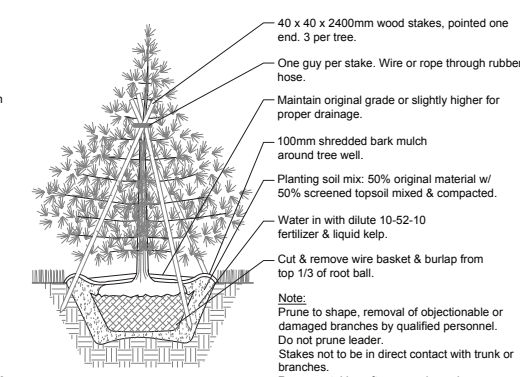
DECIDUOUS SHRUB



CONIFEROUS SHRUB

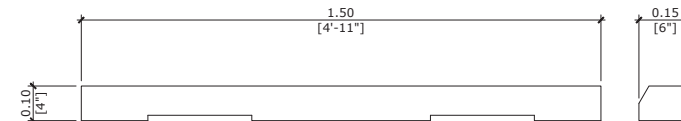


DECIDUOUS TREE



CONIFEROUS TREE

7 PLANTING DETAILS
 SCALE: 1:25



6 TYP. WHEEL STOP DETAIL
 SCALE: 1:10
 TO BE PLACED 600mm FROM THE FRONT OF THE PARKING STALL

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DRAWING ISSUE NUMBER / REVISIONS

STAMPS

CLIENT
 R. MUDD
 CALGARY, ALBERTA

PROJECT
 MUDD CONDO BAYS
 ROCKY VIEW COUNTY, ALBERTA

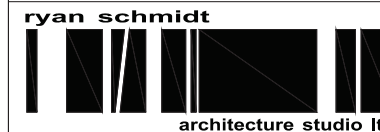
TITLE
 NOTES AND DETAILS

SCALE	DATE	DRAWING NO.
-	MAR. 2021	A0.3
DRAWN BY	CHECKED BY	FILE NO.
LAS	rjjs	21187C

IRONWOOD BUILDING CORP

Calgary, Alberta
 587.230.1970
 ironwood.ca

IRONWOOD BUILDING SYSTEMS



EXTERIOR FINISH SCHEDULE

A	standing seam metal roof cladding, 24 ga. colour: Bare
B	VF 12-36 Reverse metal wall cladding, 26 ga. colour: L.b.d.
C	vertical corrugated metal wall cladding, 26 ga. colour: L.b.d.
D	insulated steel walk door colour: manufacturer's primer (paint by others)
E	flush panel, insulated, steel o/h door colour: manufacturer's primer (paint by others)
F	pre-finished gutter & downspout colour: to match adjacent wall cladding
G	scupper drain
H	surface mounted signage size, colour, and placement t.b.c.
J	exterior wall mount 150w architectural luminaire (to conform to 'dark sky' requirements)

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PROJECT ADDRESS

LEGAL DESCRIPTION
 BLOCK 13, PLAN 1820 A.M.
 MUNICIPAL ADDRESS
 79 PRAIRIE PLACE S.E.

NO.	DESCRIPTION	DATE	BY
1	CHANGES TO WEST ELEVATION	JULY 21/21	LAS
0	ISSUED FOR DEVELOPMENT PERMIT	APR. 7/21	LAS

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

CLIENT

R. MUDD
 CALGARY, ALBERTA

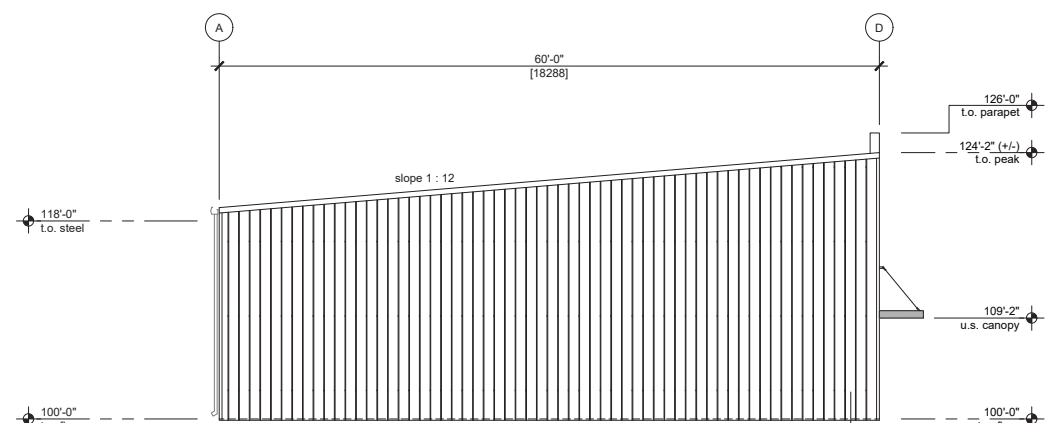
PROJECT

MUDD CONDO BAY BUILDING #1
 ROCKY VIEW COUNTY, ALBERTA

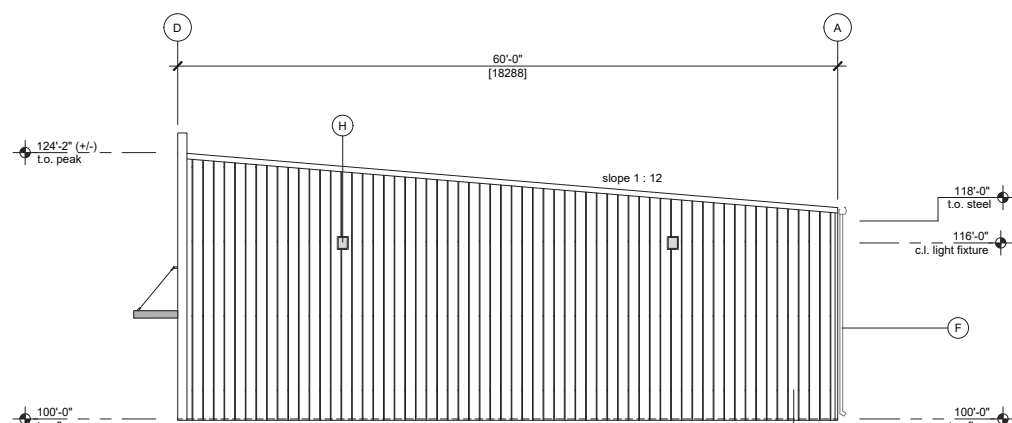
TITLE

ELEVATIONS

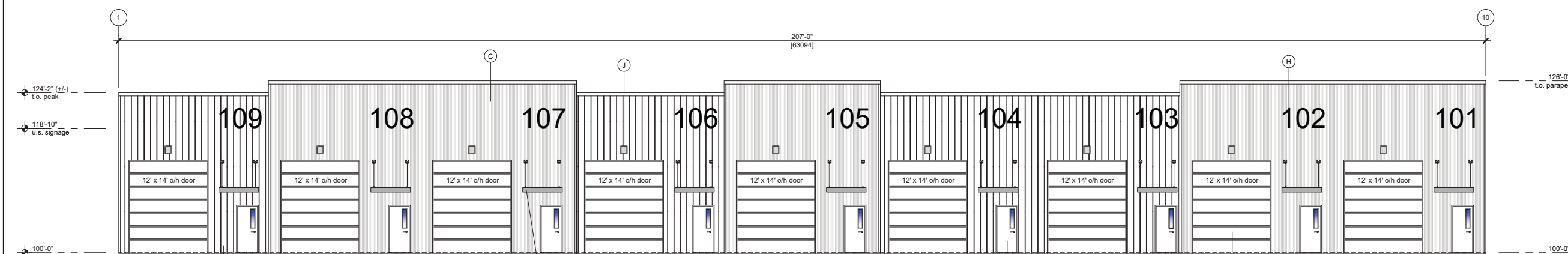
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DRAWN BY LAS	CHECKED BY rjjs	FILE NO. 21187C



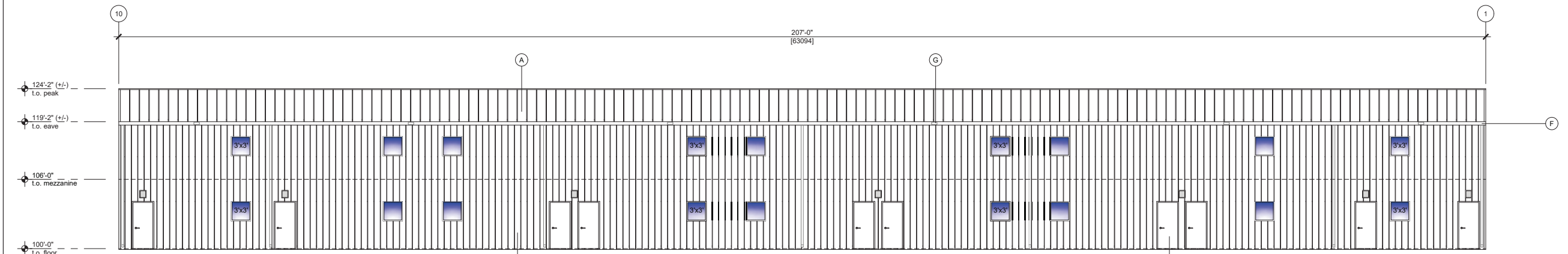
1 ELEVATION '1' (NORTH)
 A2.1 SCALE: 1/8" = 1'-0"



2 ELEVATION '10' (SOUTH)
 A2.1 SCALE: 1/8" = 1'-0"



3 ELEVATION 'D' (WEST)
 A2.1 SCALE: 1/8" = 1'-0"



4 ELEVATION 'A' (EAST)
 A2.1 SCALE: 1/8" = 1'-0"