



## BUILDING 'C' LEASE PACKAGE

### BUILDING CODE INFORMATION:

NBC - 2019 ALBERTA EDITION

PROJECT TYPE : MULTI-TENANT COMMERCIAL BUILDING

### MAJOR OCCUPANCY CLASSIFICATIONS A-3.1.2.1.(1):

GROUP E

NUMBER OF STOREYS: 1 STOREY

BUILDING FOOTPRINT: 780.4 SQ. M.

SPRINKLERED: NO

STREETS FACING 3.2.2.10 : 2 STREET

CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE

### BYLAW INFORMATION

#### LOT AREA:

TOTAL SITE AREA: 2.89 acres (1.17 ha) 11,707.21 m<sup>2</sup>

#### ZONING:

LAND USE BYLAW No. 14-11  
CHWY - HIGHWAY COMMERCIAL DISTRICT

#### USE:

RETAIL STORES, GENERAL

#### BUILDING 'C' AREA:

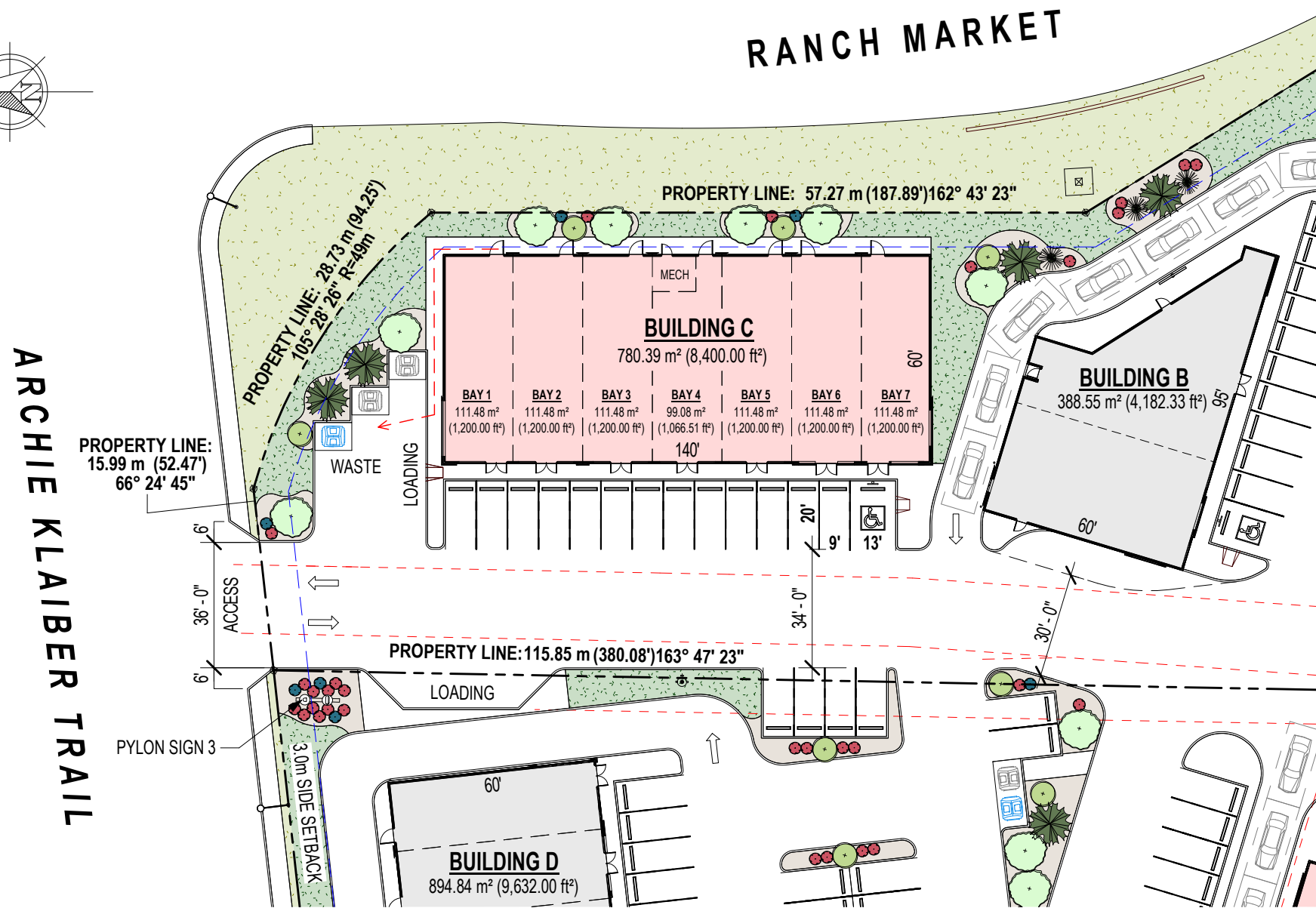
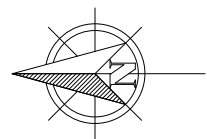
BUILDING AREA: 780.39 m<sup>2</sup> (8,400.00 ft<sup>2</sup>)

#### PARKING:

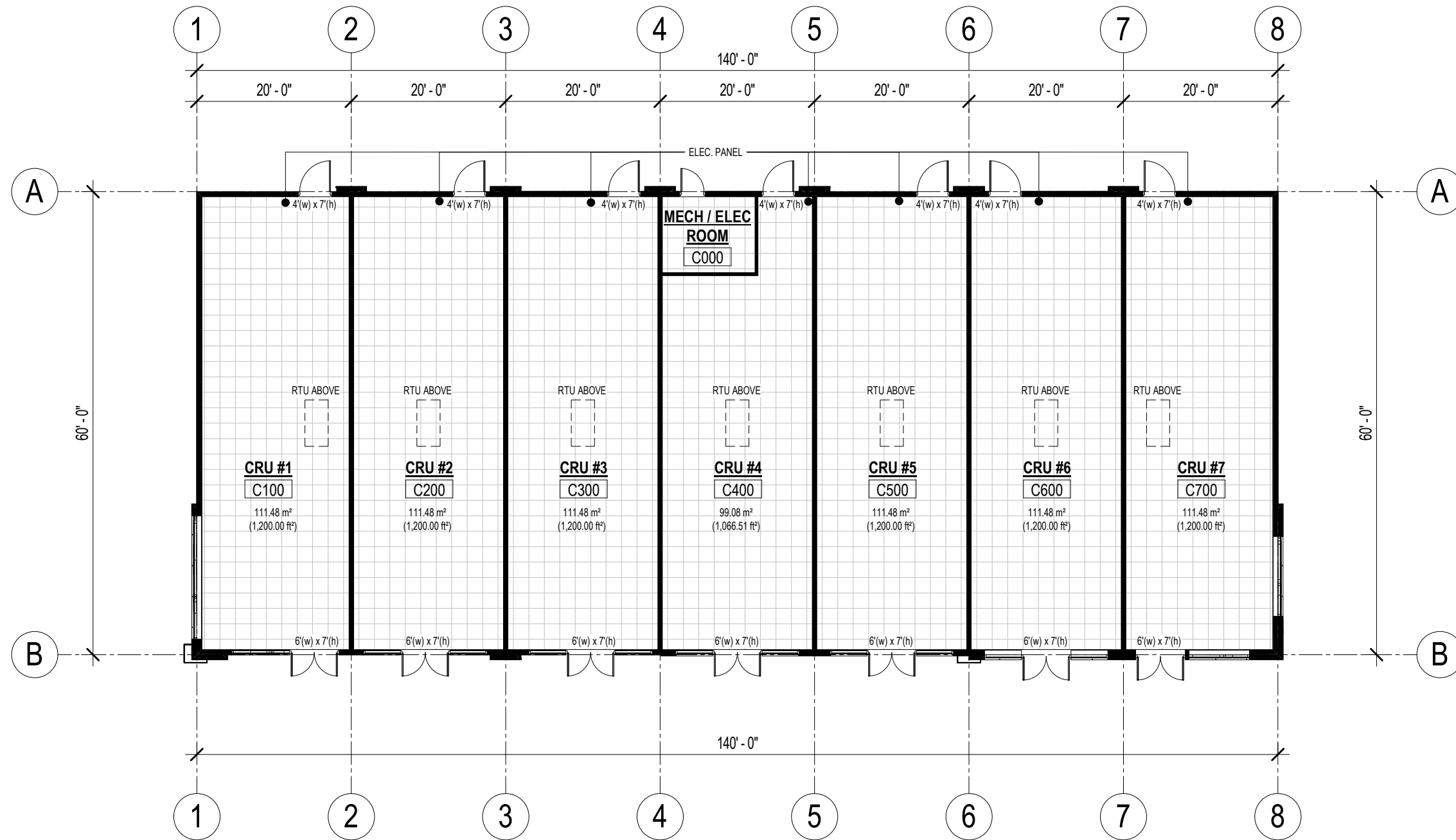
BUILDING C: (RETAIL)  
= 1 STALL / 37 m<sup>2</sup> G.F.A.  
= 663.33 m<sup>2</sup> / 37 m<sup>2</sup>  
= 17.93

TOTAL PARKING REQUIRED: 17.93 = 18 UNASSIGNED STALLS

TOTAL SITE PARKING: 85 STALLS



1 BUILDING 'C' KEY PLAN  
1 : 500



**BUILDING 'C' INFORMATION**

**USE:**

RETAIL STORES, GENERAL

**BUILDING 'C' AREA:**

BUILDING AREA: 780.39 m<sup>2</sup> (8,400.00 ft<sup>2</sup>)

**DOORS:**

4' (W) x 7' (H) REAR DOORS COUNT 7

6' (W) x 7' (H) STOREFRONT DOORS COUNT 7

**RTU:**

SIZE = 3 TON PER BAY

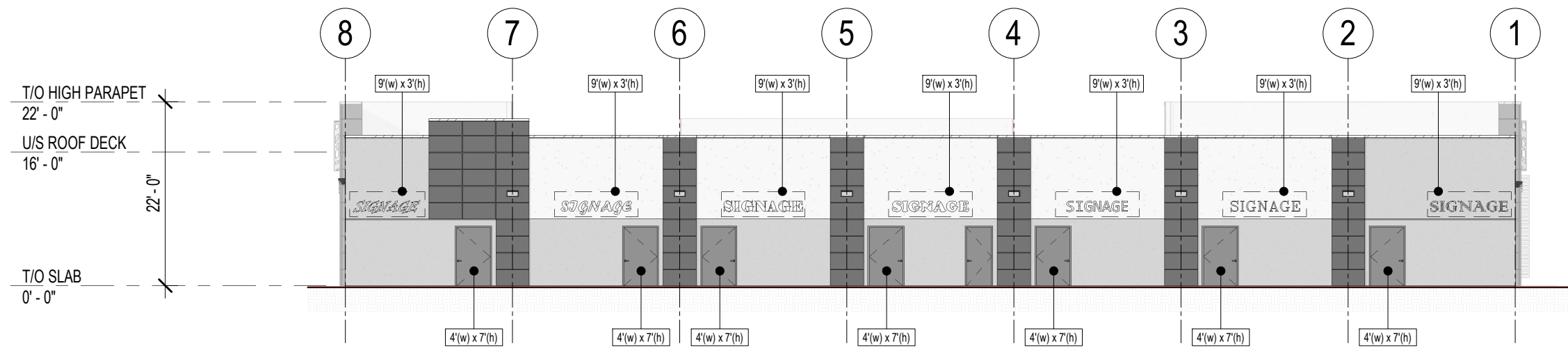
**CLEARANCE HGT:**

13'-0" TO U/S OF STRUCTURAL

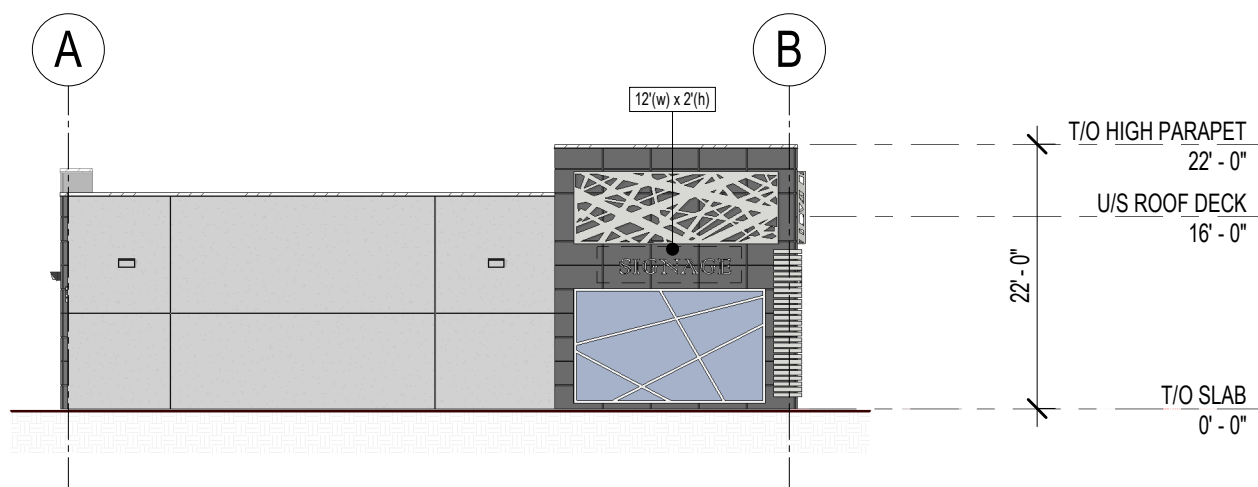
**WINDOWS:**

SILL HEIGHT = 1'-0"

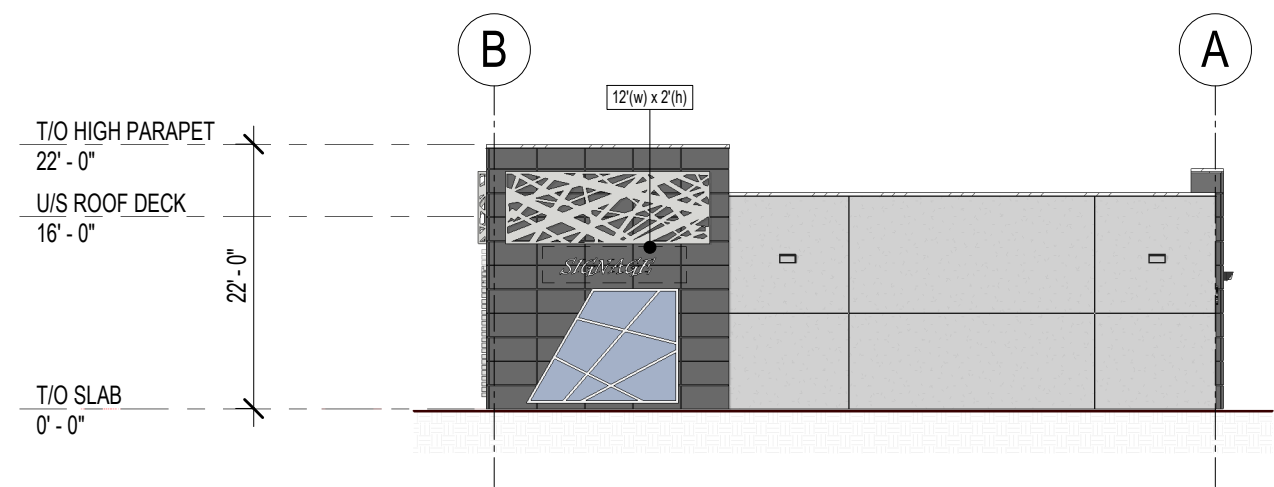
① BLDG 'C' MAIN FLOOR PLAN  
 1/16" = 1'-0"  
 FLOOR GRID = 2' x 2'



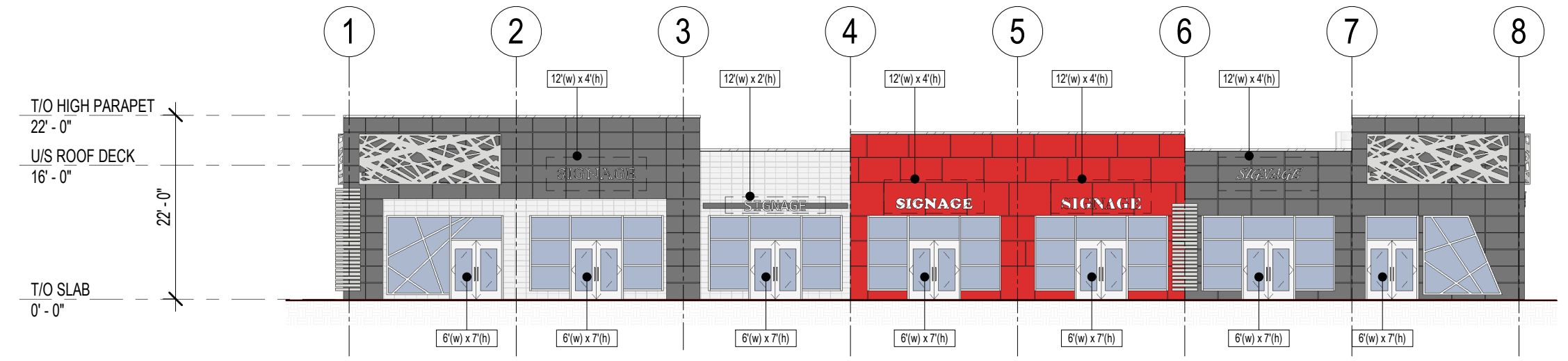
1 BLDG 'C' EAST ELEVATION  
1/16" = 1'-0"



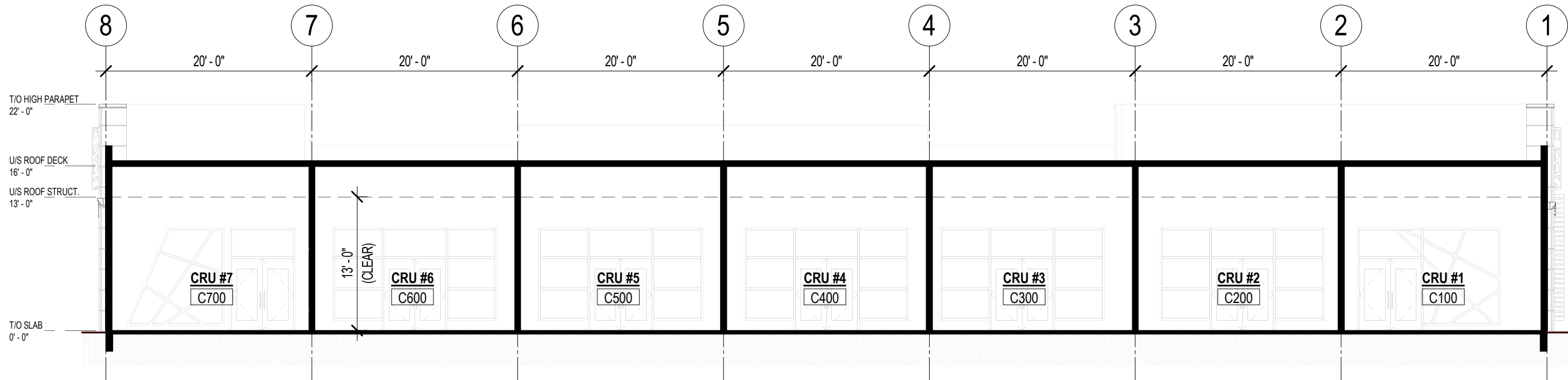
2 BLDG 'C' NORTH ELEVATION  
1/16" = 1'-0"



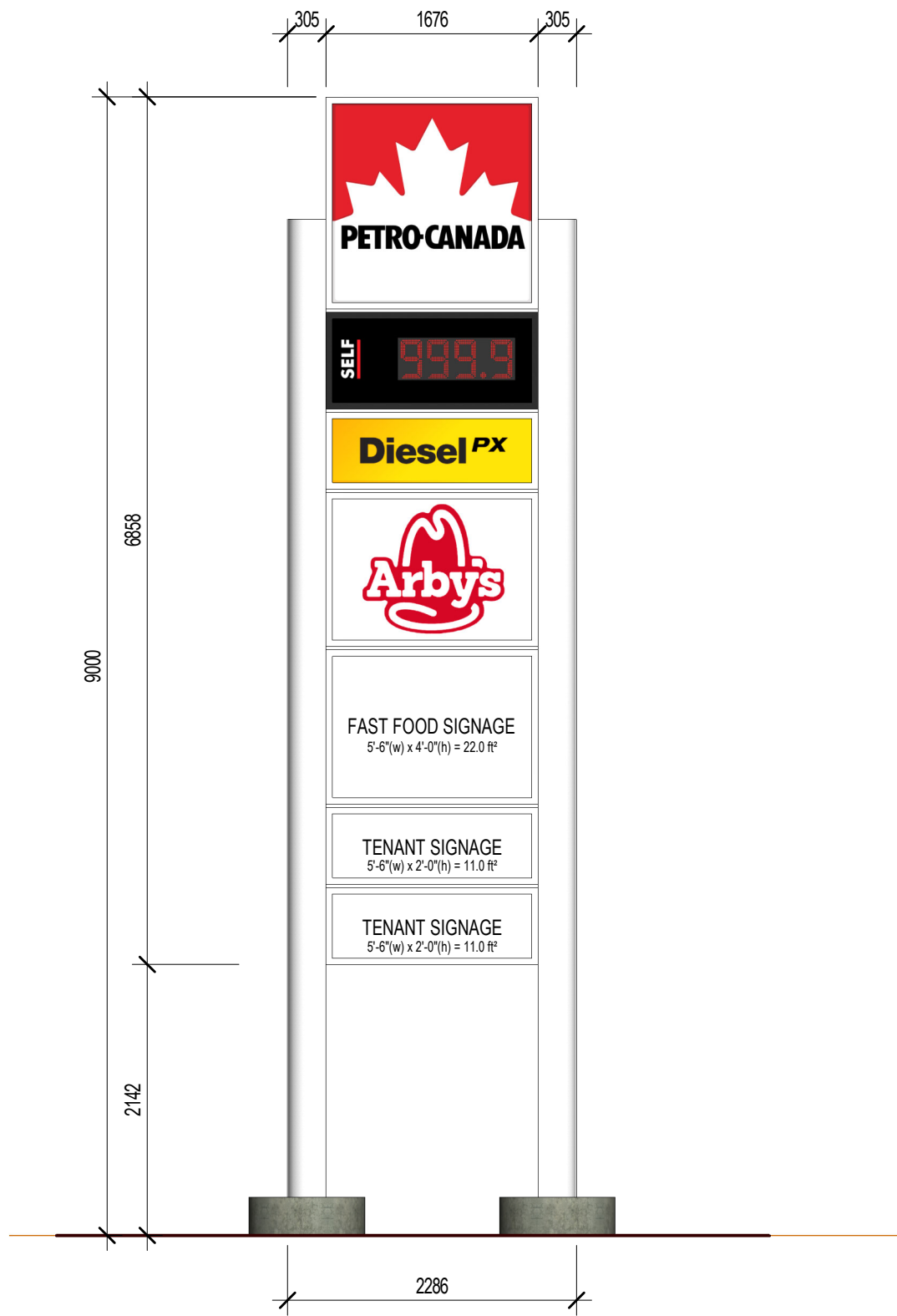
3 BLDG 'C' SOUTH ELEVATION  
1/16" = 1'-0"



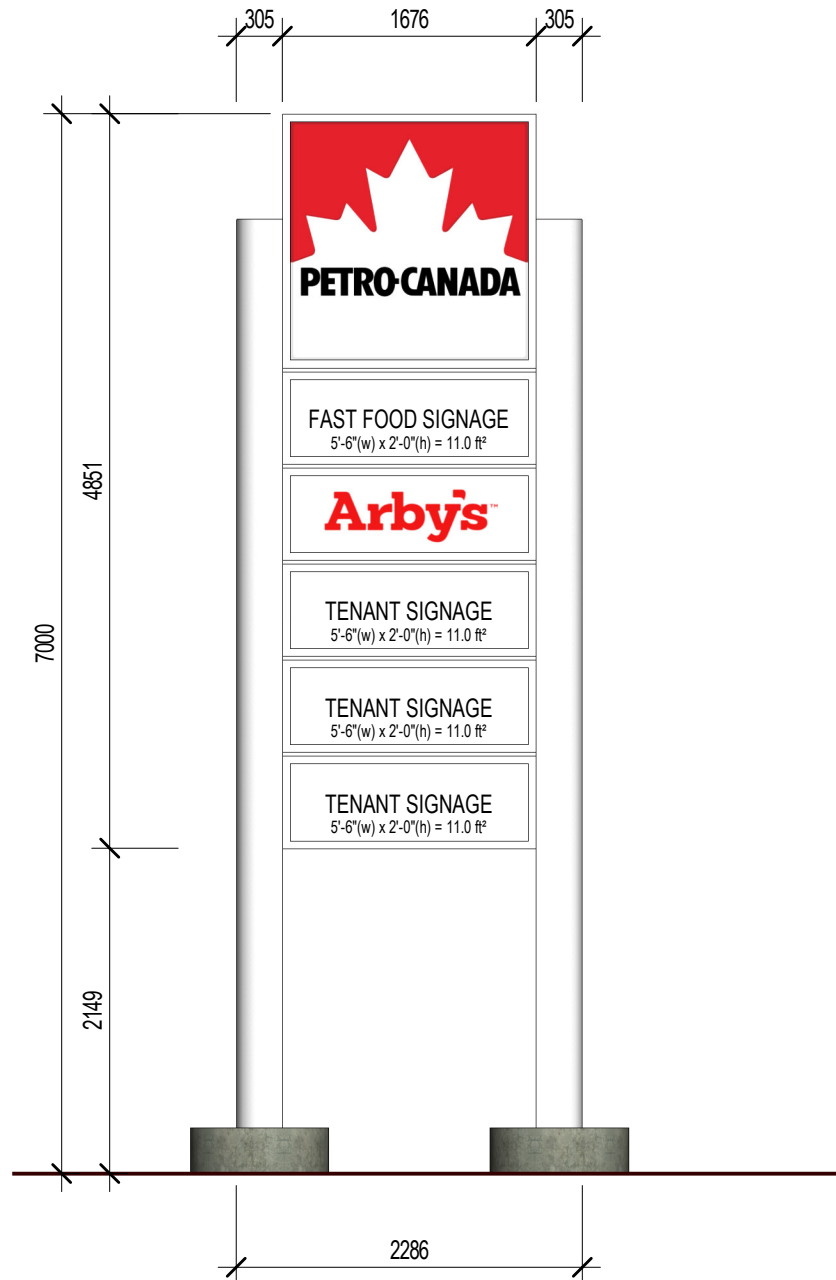
4 BLDG 'C' WEST ELEVATION  
1/16" = 1'-0"



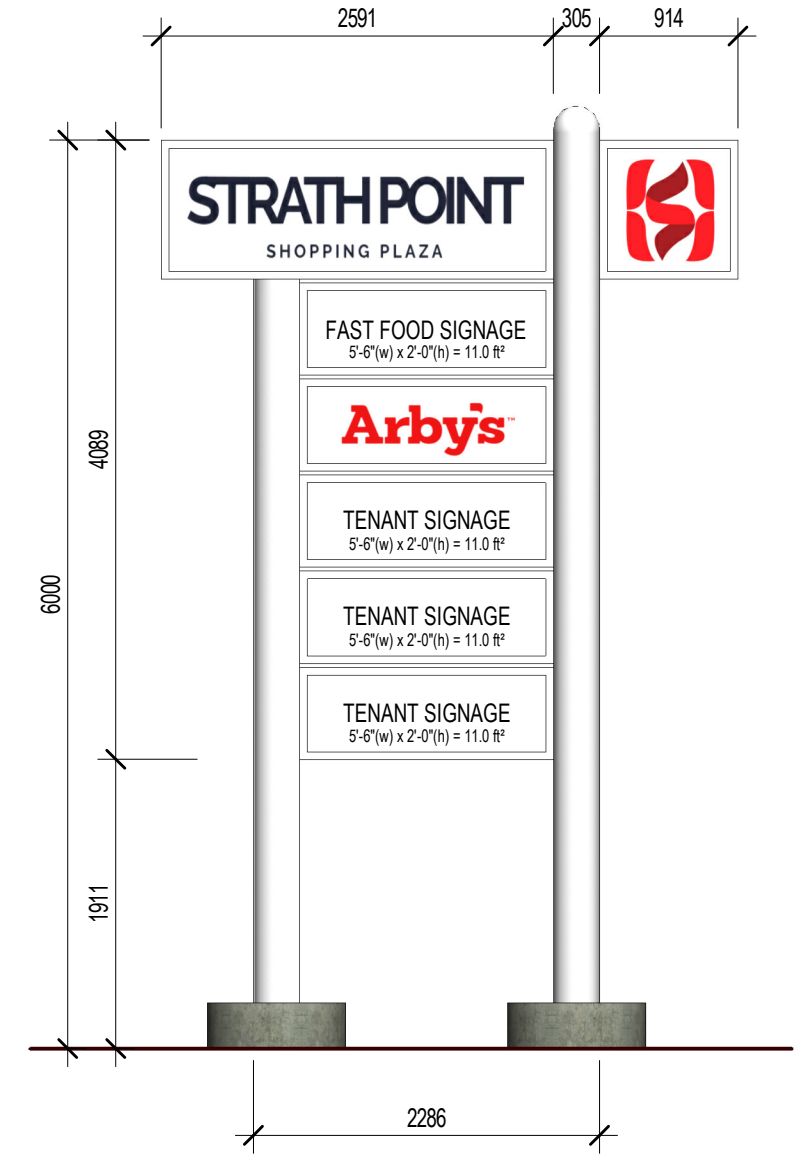
1 BLDG 'C' BUILDING SECTION  
 3/32" = 1'-0"



① PYLON SIGN 1  
1 : 50



② PYLON SIGN 2  
1 : 50



③ PYLON SIGN 3  
1 : 50