

1 SITE PLAN
SCALE: 1:150

SITE DATA	
SITE INFORMATION SITE AREA = 4,283.082 m ² , 0.428 HECTARES (1.06 ACRES)	
ZONING SOUTH BUSINESS INDUSTRIAL DISTRICT (I-15)	
BUILDING SETBACKS FRONT (WEST): 6.0m SIDE (SOUTH): 1.2m SIDE (NORTH): 1.2m REAR (EAST): 1.2m	
SURVEY INFORMATION FROM: TOPOGRAPHY SURVEY PLAN BY ELEMENT LAND SURVEYS INC., SURVEYED ON APRIL 15, 2015.	
ALL SURVEY INFORMATION IS ASSUMED ACCURATE & SONROC GROUP LTD. DOES NOT TAKE RESPONSIBILITY FOR SUCH INFORMATION OR ANY DISCREPANCIES THEREIN.	

PARKING ANALYSIS	
MEDICAL OFFICE (ABC 2006 Group D Occupancy)	
MEDICAL OFFICE stall per 25m ² 1487m ² / 25m ² = 59.48 ~ 60	60 stalls
Total Required	60 stalls
Totals	
Total Staff	20 stalls
Total Visitor	40 stalls
Barrier-Free Requirements (see ABC 2006 Table 3.6.2.2.)	
3 barrier-free stalls per 51-100 total required parking stalls	3 stalls
Total Provided	60 stalls

- | SPECIFIC SITE PLAN NOTES | |
|--------------------------|---|
| 1. | Proposed 3m x 6m garbage & recycle bin enclosure. Private pickup. See detail. |
| 2. | Painted parking lines in proposed parking area, yellow. |
| 3. | Soft landscaped boulevard. |
| 4. | Depress concrete curb for barrier free access. |
| 5. | Painted barrier-free symbol, yellow. |
| 6. | Existing fire hydrant. |
| 7. | Line of 90m radius from fire proposed new hydrant. |
| 8. | Proposed electrical transformer location. |
| 9. | Existing Telus box location. Move as required. |
| 10. | Lighted pylon sign. See detail. |
| 11. | Line of parapet overhang and soffit above. |
| 12. | Class II bike stall. See detail. |
| 13. | Setback line as per The Town of Okotoks Land Use Bylaw. |
| 14. | Building setback line as per Southbank Business Park Architectural Control Guidelines. |
| 15. | Pole mounted LED lighting fixture. Lighting to be in accordance with local jurisdiction requirements. |
| 16. | Two person bench. See detail. |

- | GENERAL SITE PLAN NOTES | |
|-------------------------|--|
| 1. | All underground utilities must be located prior to commencement of construction. |
| 2. | All discrepancies between site conditions shown on this drawing and those existing at time of construction must be reported. |
| 3. | All lighting to comply with dark sky requirements. |

SITE PLAN LEGEND	
	Property Line
	Municipal Setback Line
	Utility RW Plan 0914018
	Water Service Line*
	Sanitary Line*
	Storm Service Line*
	Existing Gas Line
	Existing Power Line
	Water Valve
	Geodetic Elevation (Existing)
	Proposed Water Meter
	Proposed Catch Basin
	Proposed Recessed LED Soffit Lighting
	Existing Catch Basin
	Existing Manhole
	Existing Fire Hydrant
	Existing Telus Box
	Existing Light Pole
	Area of Light Duty Asphalt Pavement
	Area of Heavy Duty Asphalt Pavement. Adequate to support SU-9 vehicle & 38,556 kg load.
	Area of Concrete Pavement
	Area of Maintained Grass

BUILDING DATA	
BUILDING USE TWO STOREY MEDICAL OFFICE	
BUILDING AREA FOOTPRINT 780.66 sq.m. (8,403 sq.ft.)	
LOT COVERAGE 18.23% (780.66 sq.m. of 4,283.082 sq.m.)	
FLOOR AREA RATIO 35% (1524 sq.m. of 4,283.082 sq.m.)	
MAXIMUM ALLOWABLE HEIGHT ACTUAL HEIGHT: PARAPET = 9.14m (30'-0")	

LANDSCAPING ANALYSIS	
As per Okotoks Land Use Bylaw	
Total Landscaped Area	Required Landscaping: Min. 10% of lot 4283.082 x 0.10 = 428.308 sq.m. Provided Landscaping: 771.003sq.m. (not including boulevards) Soft Landscaped Area: 771.003 sq.m.
Tree Calculations	1 tree/shrub 35 sq.m. of required landscaped area = 771.003/35 = 22.03 ~ 23 trees/shrubs required 33% coniferous = 7.59 ~ 8 trees 64% deciduous = 15 trees 23 trees provided



2 VICINITY PLAN
SCALE: N.T.S.

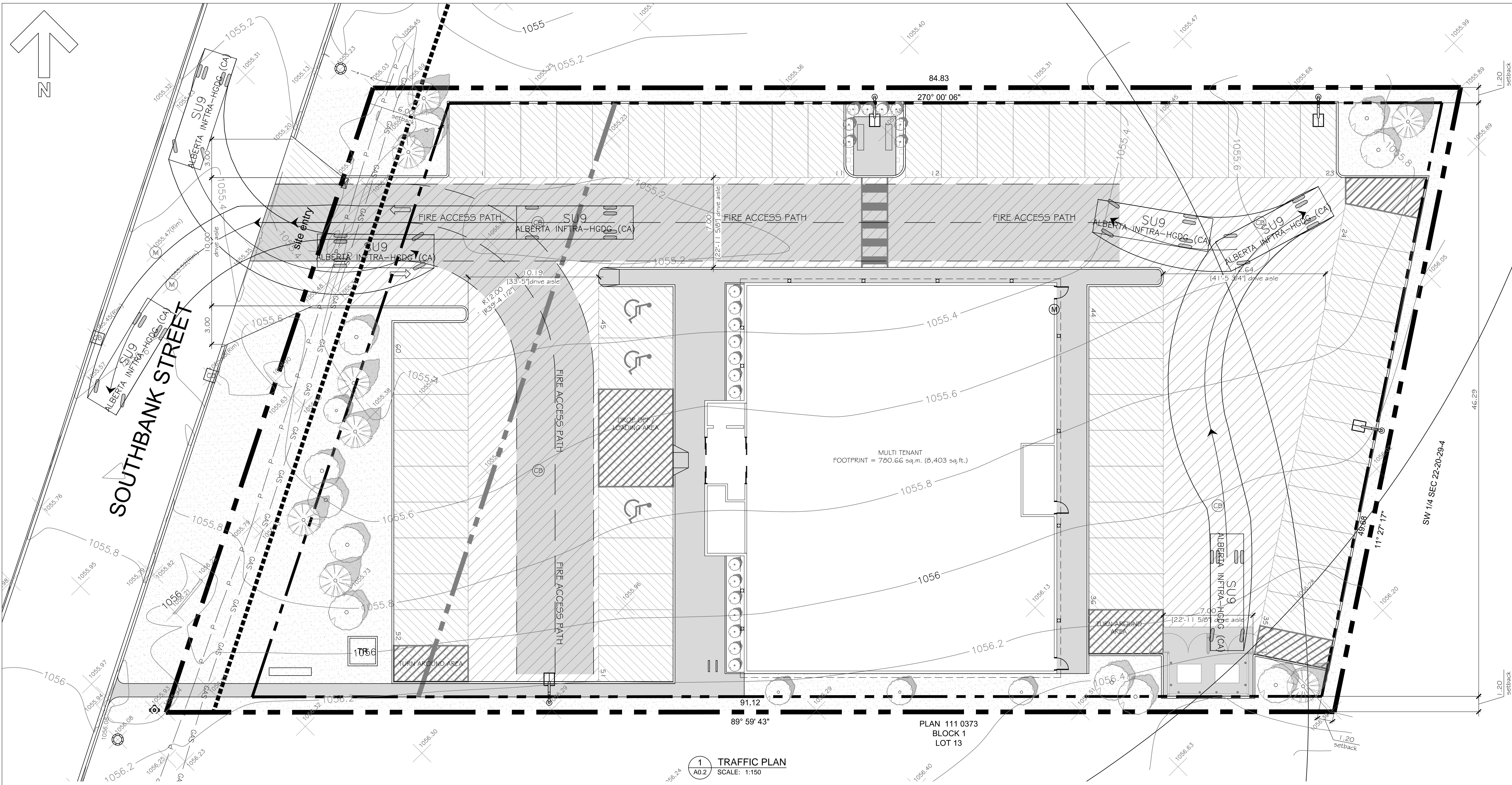
PROJECT ADDRESS	
LEGAL DESCRIPTION PLAN 111 0373 BLOCK 1 LOT 14	
MUNICIPAL ADDRESS 158 SOUTHBANK STREET OKOTOKS, AB	

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DP	MAY. 08/15	VS
0	ISSUED FOR REVIEW	APR. 30/15	VS

REVISIONS	
CLIENT	WESTCO CONSTRUCTION LTD.
LETHBRIDGE	ALBERTA
PROJECT	SOUTHBANK MEDICAL
OKOTOKS	ALBERTA
TITLE	SITE PLAN

PROJECT NO. SR15-082	
DRAWN VS	DATE MAR. 31, 2015
CHECKED SJD	DATE MAY. 05, 2015
SCALE AS NOTED	
DRAWING NO.	A0.1

STAMPS



1 A0.2 TRAFFIC PLAN
SCALE: 1:150

PLAN 111 0373
BLOCK 1
LOT 13

SITE PLAN LEGEND

- Property Line
- Municipal Setback Line
- Utility R/W Plan 091401B
- Water Service Line*
- Sanitary Line*
- Storm Service Line*
- Existing Gas Line
- Existing Power Line
- Water Valve
- Geodetic Elevation (Existing)
- Proposed Water Meter
- Proposed Catch Basin
- Proposed Recessed LED Soffit Lighting
- Existing Catch Basin
- Existing Manhole
- Existing Fire Hydrant
- Existing Telus Box
- Existing Light Pole
- Area of Light Duty Asphalt Pavement
- Area of Heavy Duty Asphalt Pavement. Adequate to support SU-9 vehicle & 38,556 kg load.
- Area of Concrete Pavement
- Area of Maintained Grass

* All proposed site servicing to be confirmed in engineered site servicing plans.

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PLAN 111 0373
BLOCK 1
LOT 14

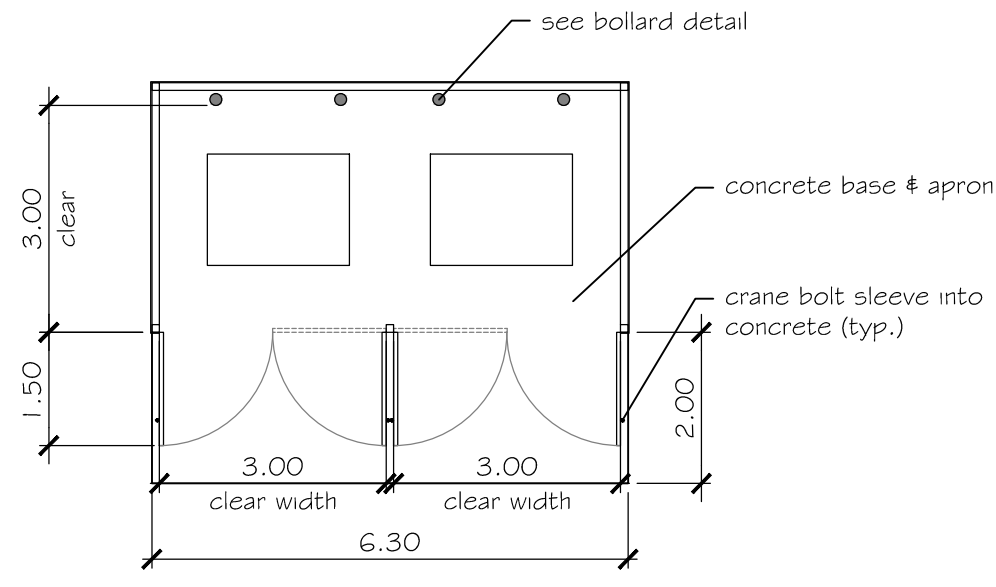
MUNICIPAL ADDRESS
158 SOUTHBANK STREET
OKOTOKS, AB

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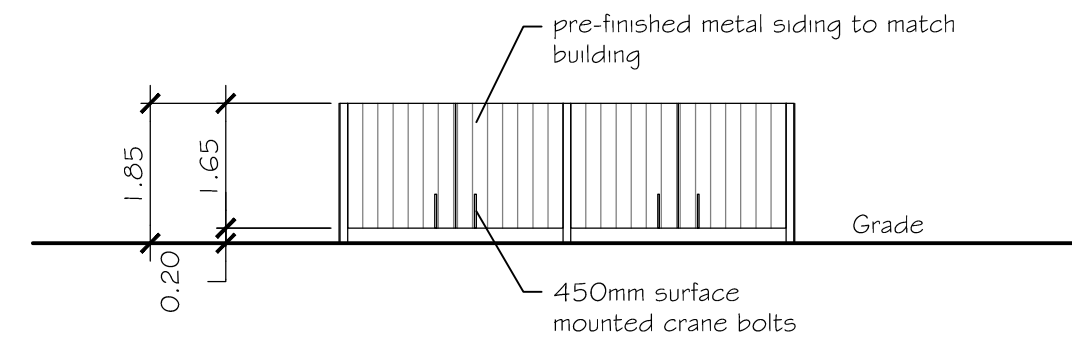
REVISIONS

CLIENT	WESTCO CONSTRUCTION LTD.		
LETHBRIDGE	ALBERTA		
PROJECT	SOUTHBANK MEDICAL		
OKOTOKS	ALBERTA		
TITLE	TRAFFIC PLAN		

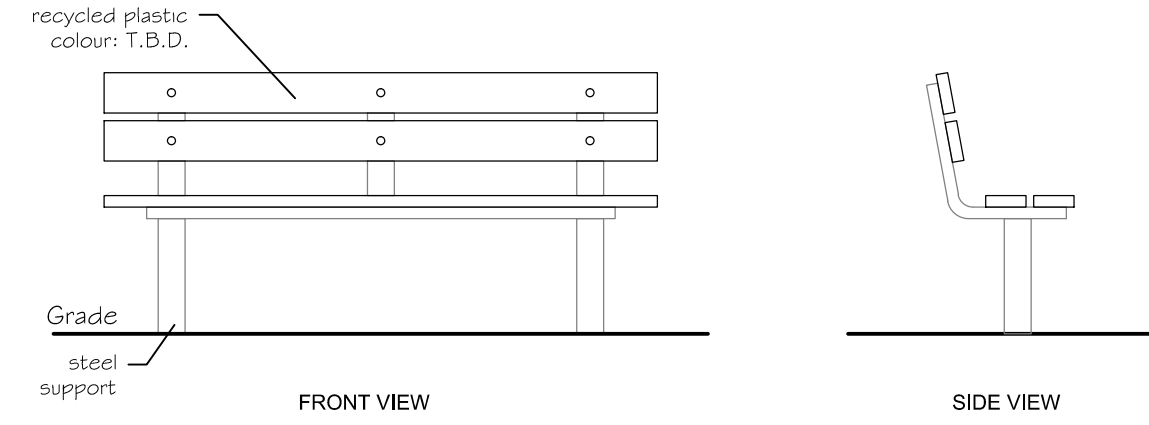
PROJECT NO.	SR15-082		
DRAWN	DATE		
VS	MAR. 31, 2015		
CHECKED	DATE		
SJD	MAY. 05, 2015		
SCALE	1:150		
DRAWING NO.	A0.2		



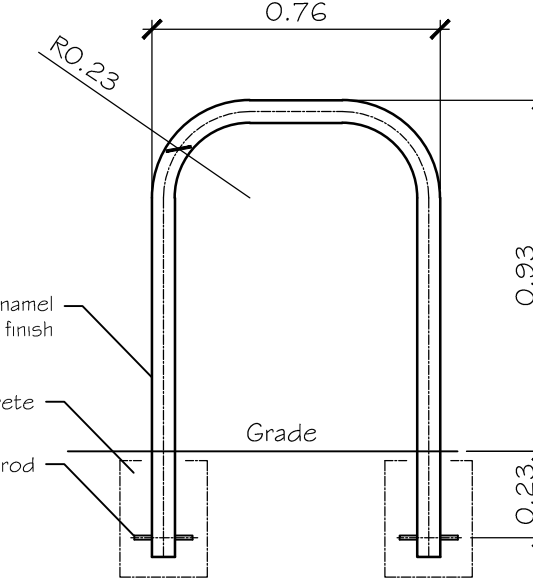
1 GARBAGE & RECYCLING ENCLOSURE PLAN
A0.3 SCALE: 1:100



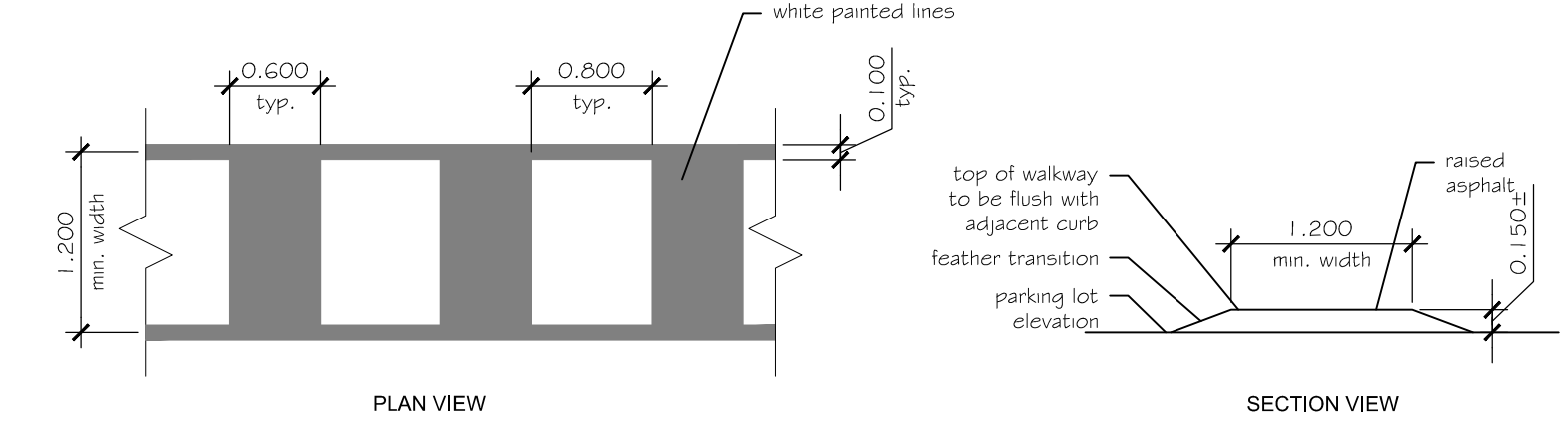
2 GARBAGE & RECYCLING ENCLOSURE ELEVATION
A0.3 SCALE: 1:100



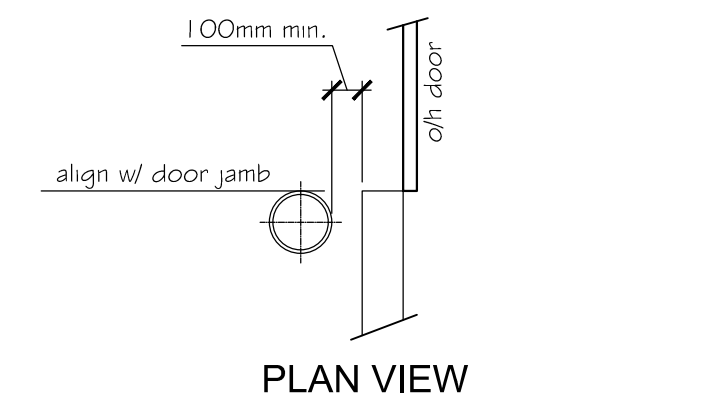
3 6' BENCH DETAIL
A0.3 SCALE: 1:25



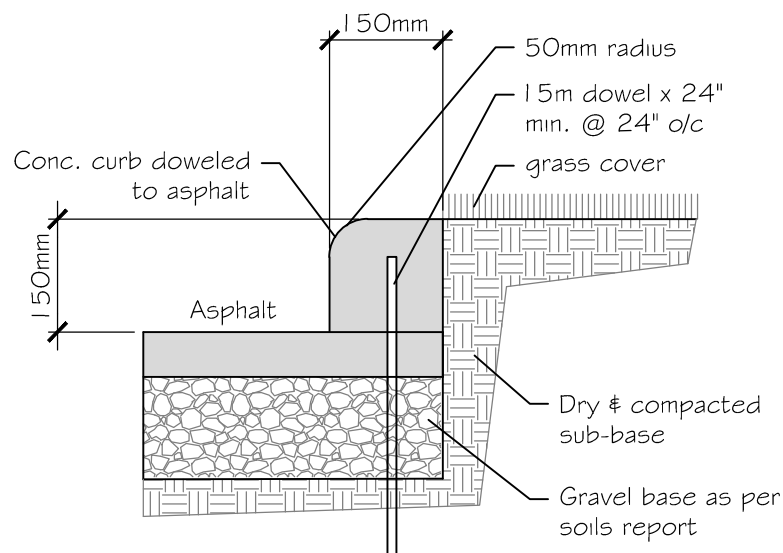
4 CLASS II BIKE STALL
A0.3 SCALE: 1:20



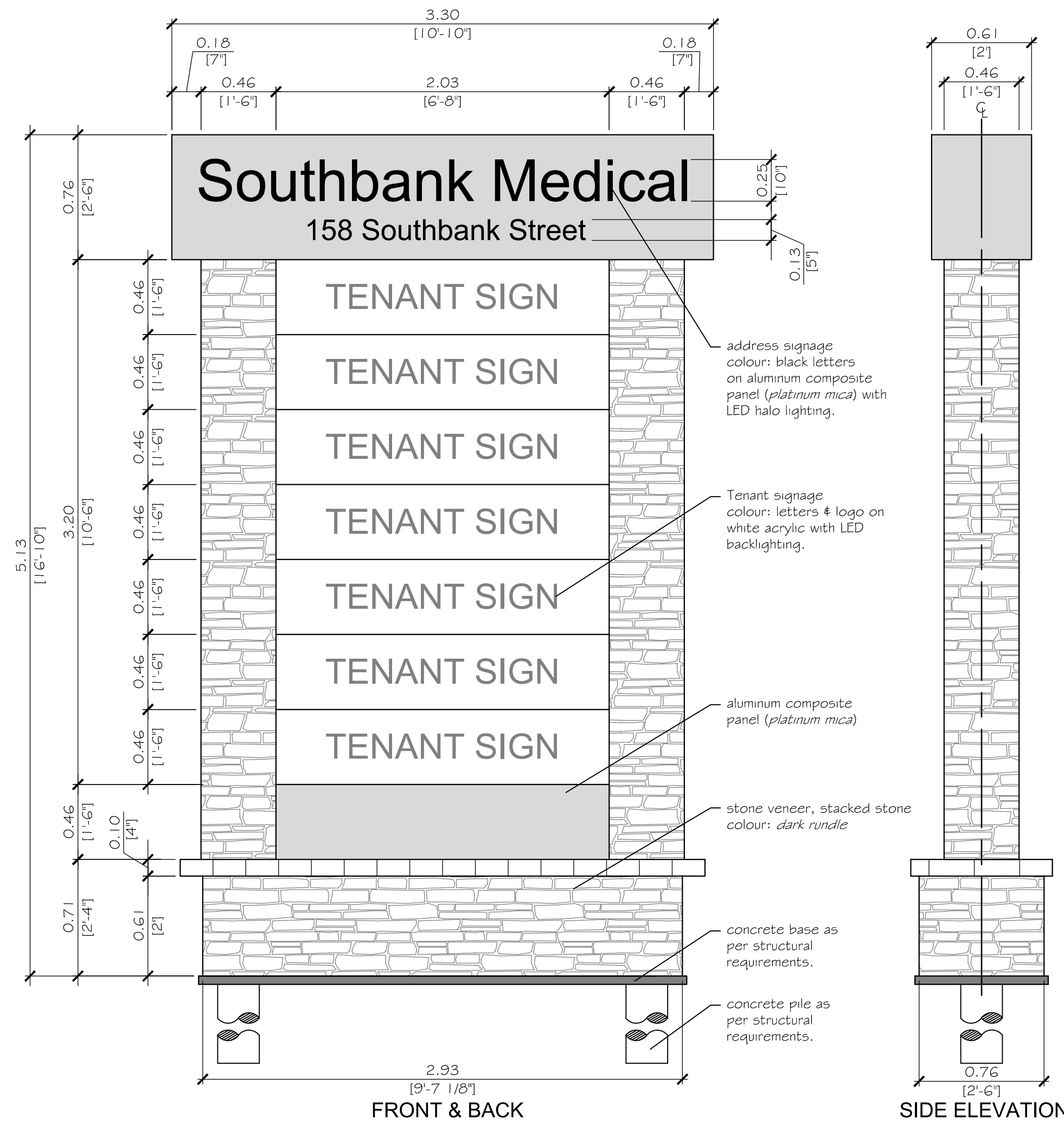
5 RAISED PEDESTRIAN WALKWAY
A0.3 SCALE: 1:50



6 EXTERIOR BOLLARD DETAIL
A0.3 SCALE: 1:25



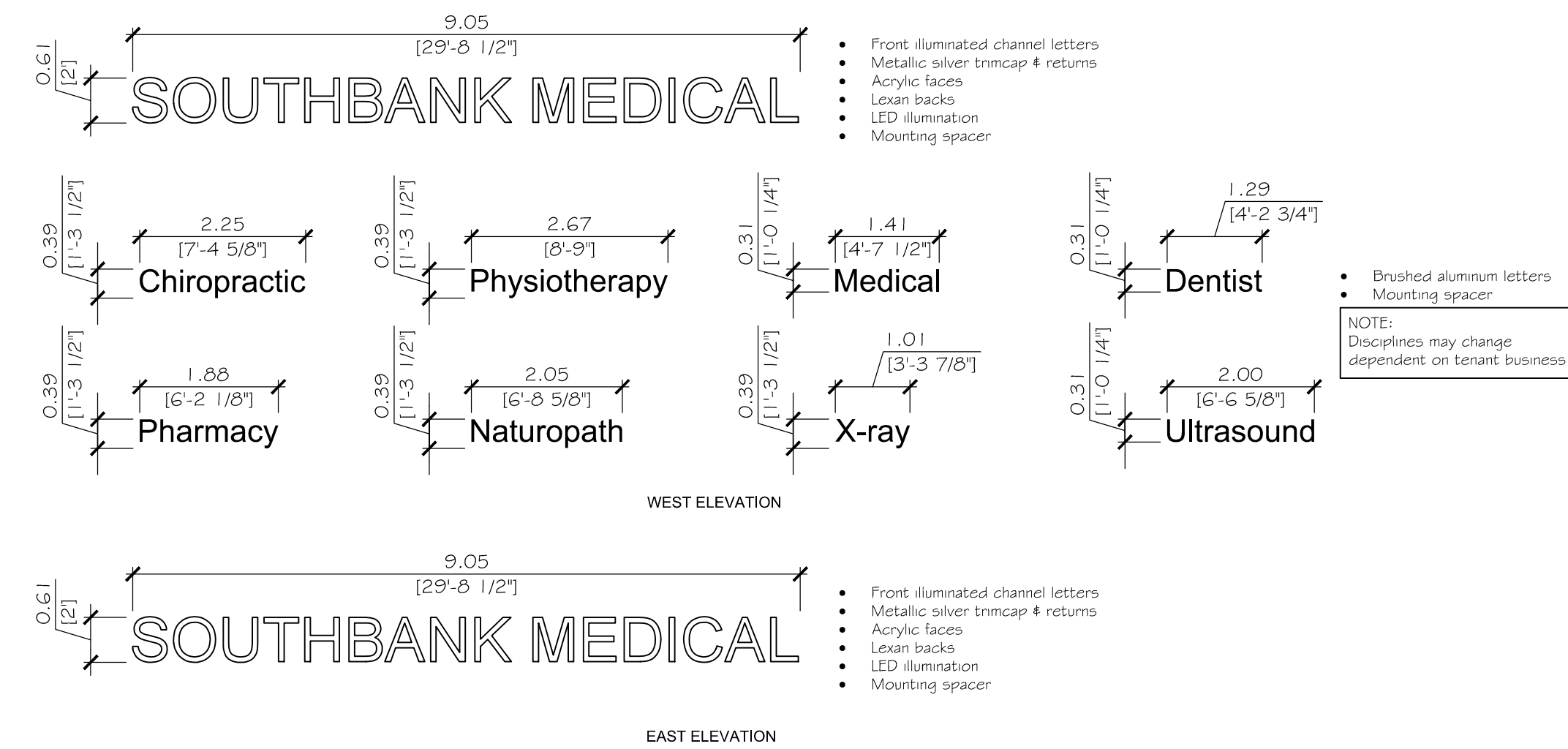
7 CONC. CURB DETAIL
A0.3 SCALE: 1:10



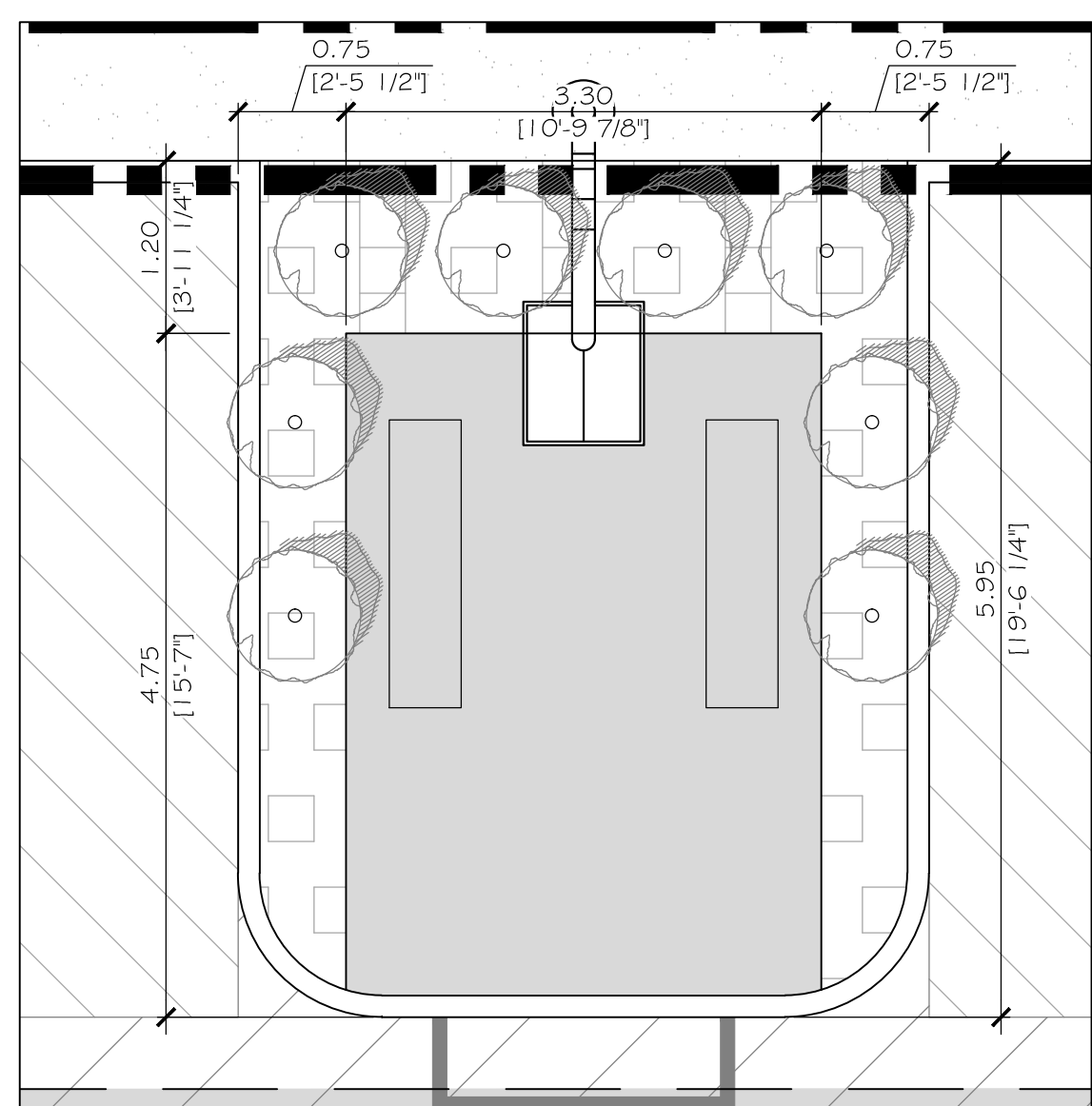
FRONT & BACK ELEVATION
SIGN AREA: 9.0 m²

SIDE ELEVATION

8 PROPOSED PYLON SIGNAGE DETAIL
A0.3 SCALE: 1:25



9 BUILDING SIGNAGE DETAILS
A0.3 SCALE: 1:75



10 AMENITY SPACE
A0.3 SCALE: 1:50

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DRAWING NO.	A0.3

A0.3