



AIR RANCH PLAZA  
OKOTOKS, ALBERTA



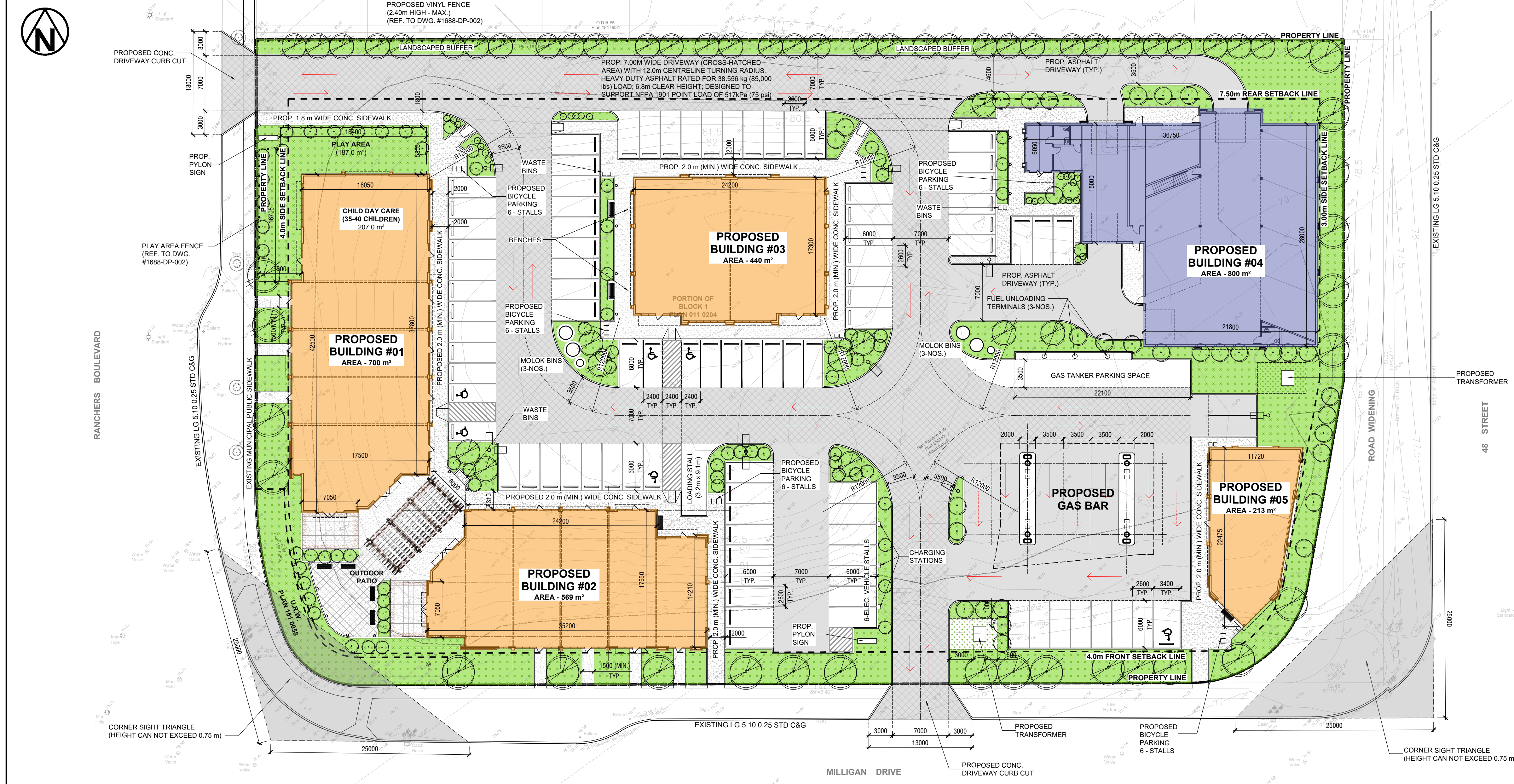


AIR RANCH PLAZA,  
OKOTOKS



VIBE  
DEVELOPMENTS INC.





1 SITE PLAN  
DP-001 SCALE 1:300 M

**PROJECT INFORMATION:**

Municipal Address:

Legal Address: Lot 62, Block 1, Plan 011 0204  
Okotoks, Alberta

Parcel Area: +/- 1.09 ha (10,900 m<sup>2</sup>)

Existing Zoning: General Commercial (GC) District

Proposed Zoning: General Commercial (GC) District

<b>Setback:</b>	
Primary Frontage	- 4.0 m
Secondary Frontage	- 4.0 m
Side	- 3.0 m
Rear	- 7.5 m

<b>Building Height:</b>	
Allowed (Max.)	- 4 storeys
Proposed (Max.)	- 1-storey

<b>Gross Floor Area:</b>	
1. Building #01	- 700 m <sup>2</sup> (7,535 ft <sup>2</sup> )
2. Building #02	- 569 m <sup>2</sup> (6,125 ft <sup>2</sup> )
3. Building #03	- 440 m <sup>2</sup> (4,736 ft <sup>2</sup> )
4. Building #04	- 800 m <sup>2</sup> (8,611 ft <sup>2</sup> )
5. Building #05	- 213 m <sup>2</sup> (2,293 ft <sup>2</sup> )
<b>TOTAL</b>	<b>- 2,722 m<sup>2</sup> (29,300 ft<sup>2</sup>)</b>

FAR	Allowed (Max.):	-	
	Proposed:	- 0.25	
Building Coverage:	-	25.0% (2,722 m <sup>2</sup> )	
Landscaped Area:	-	31.0% (3,383 m <sup>2</sup> )	
<b>Proposed Use:</b>			
1. Building #01	-	Retail Spaces	
2. Building #02	-	Child Day Care (35-40 children)	
3. Building #03	-	Retail Spaces	
4. Building #04	-	Retail / Office Spaces	
5. Building #05	-	Car Wash	
	-	Convenience Store	

<b>Vehicle Parking:</b>	
Stalls Provided	- 88 stalls (incl. 6 B.F. stalls)
<b>Parking Area:</b>	
Max. Allowed	- 5,450 m <sup>2</sup> (50 %)
Proposed	- 1,438 m <sup>2</sup> (13.2 %)
<b>Loading Stalls Provided</b>	
	- 1 stall

<b>Bicycle Parking Requirement:</b>	
For building less than 4,500 m <sup>2</sup>	- 6 stalls per building
<b>Bicycle Parking Provided:</b>	
5 Buildings (@6 stalls/building)	- 30 stalls
<b>Waste &amp; Recycling:</b>	
	- Molok Bins

**DRAWING LIST:**

**ARCHITECTURAL**

- 1688-DP-000 - COVER SHEET
- 1688-DP-001 - SITE PLAN & PROJECT INFORMATION
- 1688-DP-002 - SITE DETAILS
- 1688-DP-003 - OVERALL ROOF PLAN
- 1688-DP-004 - VEHICLE PATH: WASTE & FIRE TRUCK
- 1688-DP-005 - VEHICLE PATH: LOADING TRUCK
- 1688-DP-006 - VEHICLE PATH: FUEL TRUCK

- 1688-DP-1-100 - BUILDING 1: FLOOR PLAN & ELEVATIONS
- 1688-DP-2-100 - BUILDING 2: FLOOR PLAN & ELEVATIONS
- 1688-DP-3-100 - BUILDING 3: FLOOR PLAN & ELEVATIONS
- 1688-DP-4-100 - BUILDING 4: FLOOR PLAN & ELEVATIONS
- 1688-DP-4-200 - BUILDING 4: ELEVATIONS
- 1688-DP-5-100 - BUILDING 5: FLOOR PLAN & ELEVATIONS
- 1688-DP-6-100 - GAS BAR: FLOOR PLAN & ELEVATIONS

- 1688-DP-300 - SITE SECTIONS

**SURVEY**

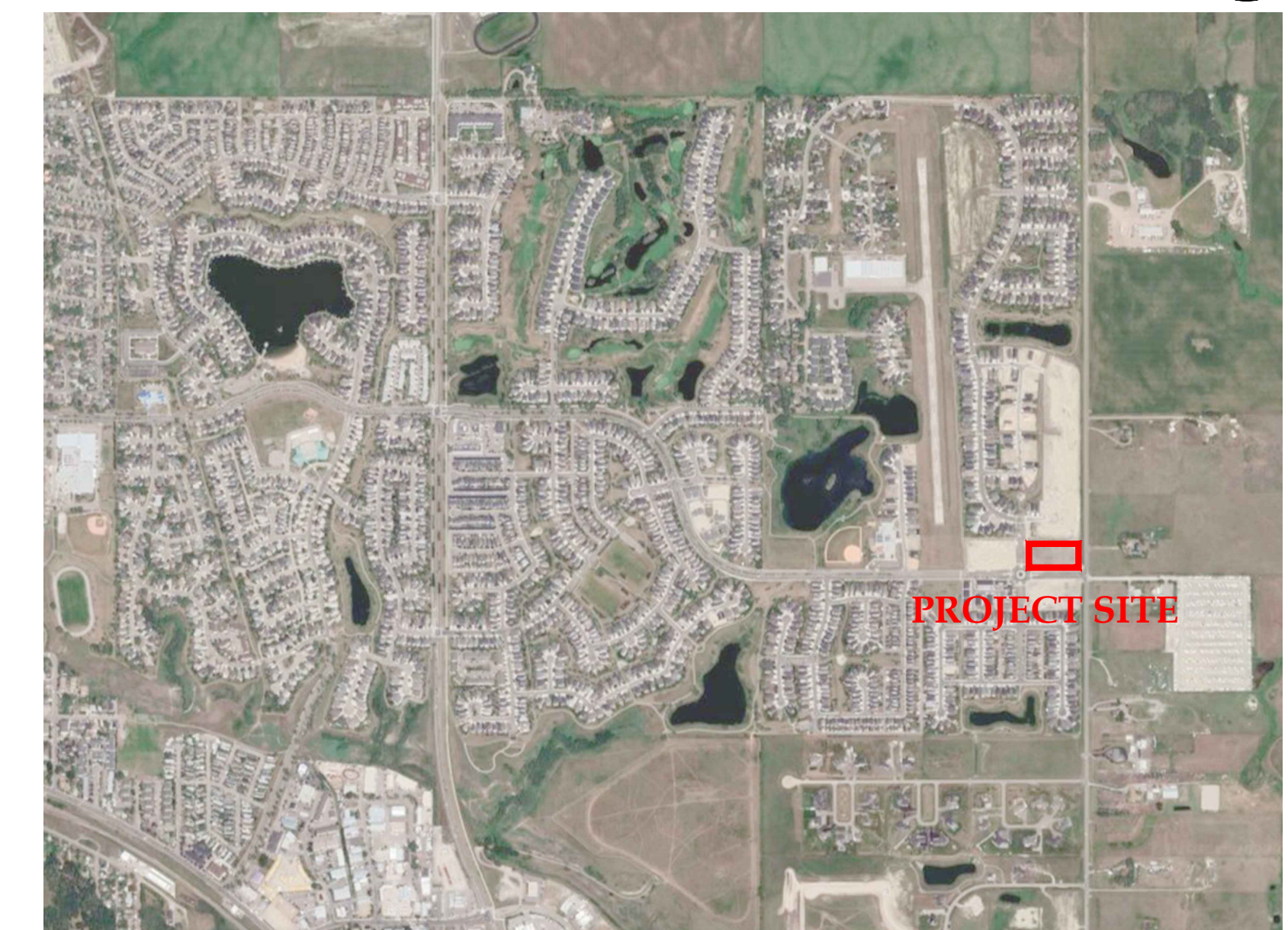
- CIVIL:**
- SP1 - SITE SERVICING PLAN
- SP2 - SITE GRADING PLAN

**LANDSCAPE:**

- DPL-1 - LANDSCAPING PLAN
- DPL-2 - DETAILS & CUT SHEETS

**ELECTRICAL:**

- EO-2 - NOTES, LIGHTING, POWER & EMERGENCY SYSTEMS



2 LOCATION MAP  
DP-001 N.T.S.

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**CIVIL**  
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NO.	DATE	DESCRIPTION
1	2021-07-08	ISSUED FOR PRE-APP
<b>ISSUED FOR / REVISIONS</b>		

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PROJECT #: **1688**

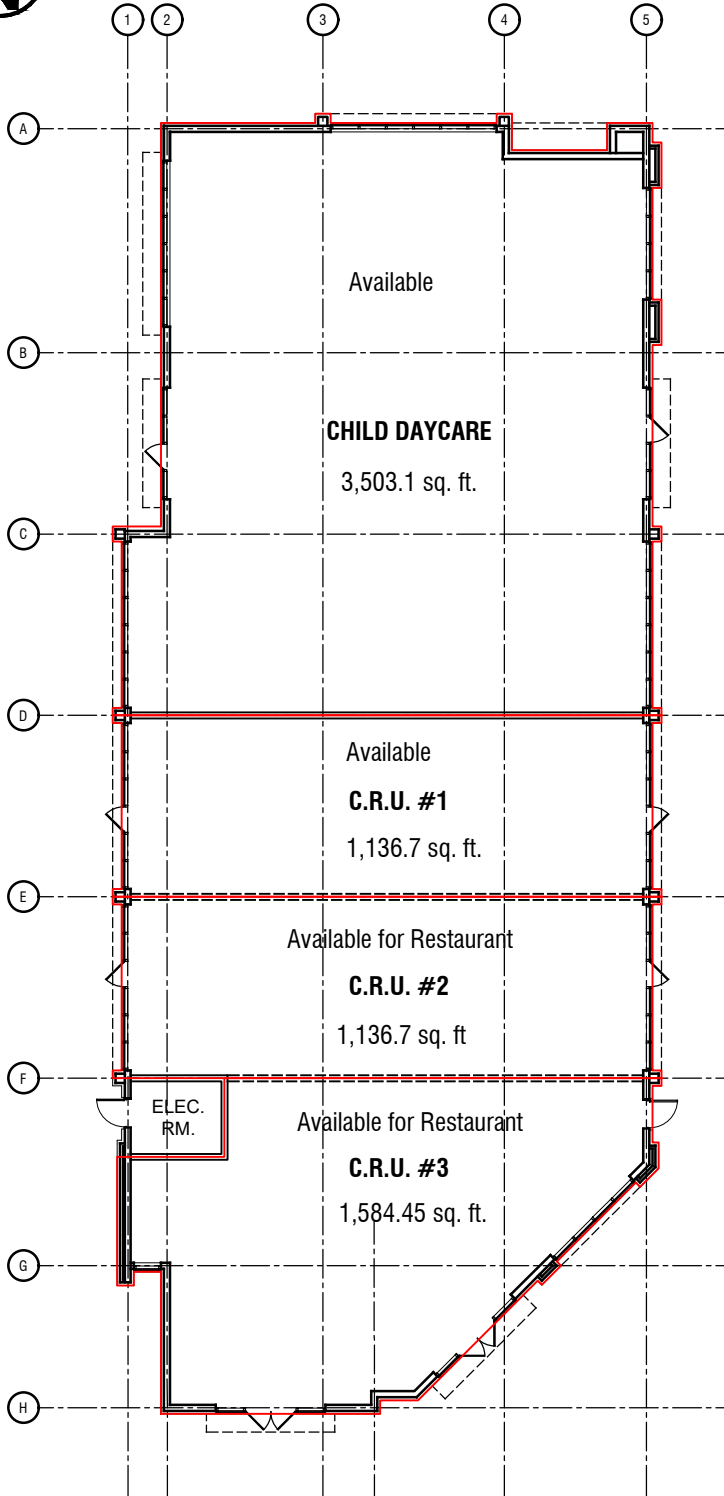
PROJECT:  
**AIR RANCH PLAZA**  
OKOTOKS, ALBERTA

DRAWING:  
**SITE PLAN**  
PROJECT INFORMATION

DRAWING #:  
**1688- DP-001**

SCALE: 1:300 M  
DESIGN BY: CS  
DRAWN BY: CS  
CHECKED BY: AD





**SALEABLE AREAS:**

- 1. CHILD DAY CARE - 325.45 m<sup>2</sup> / 3,503.1 sq. ft.
- 2. C.R.U. #1 - 105.6 m<sup>2</sup> / 1,136.7 sq. ft.
- 3. C.R.U. #2 - 105.6 m<sup>2</sup> / 1,136.7 sq. ft.
- 4. C.R.U. #3 - 147.2 m<sup>2</sup> / 1,584.45 sq. ft.

**Note:**

The areas are measured based on BOMA standards - exterior walls, glass lines and to the centerline of demising walls.



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PROJECT #: **1688**

PROJECT: **OKOTOKS AIR RANCH PLAZA**

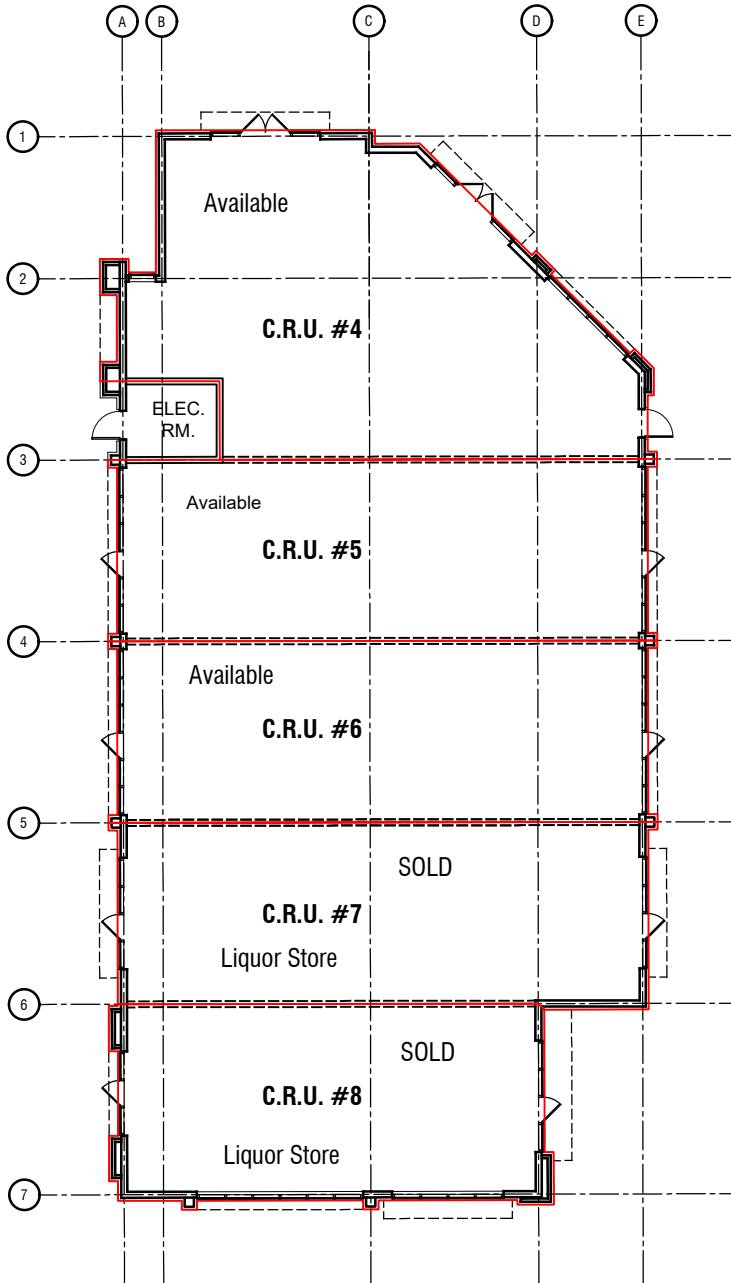
REVISED:

TITLE: **BUILDING 1: UNIT AREAS**

DRAWING #: **BLDG 1-100**

SCALE: 1:250 M

DATE: 09-28-2022



**SALEABLE AREAS:**

1. C.R.U. #4	-	145.8 m <sup>2</sup>	/	1,569.4 sq. ft.
2. C.R.U. #5	-	105.6 m <sup>2</sup>	/	1,136.7 sq. ft.
3. C.R.U. #6	-	105.6 m <sup>2</sup>	/	1,136.7 sq. ft.
4. C.R.U. #7	-	106.2 m <sup>2</sup>	/	1,143.1 sq. ft.
5. C.R.U. #8	-	93.5 m <sup>2</sup>	/	1,006.4 sq. ft.

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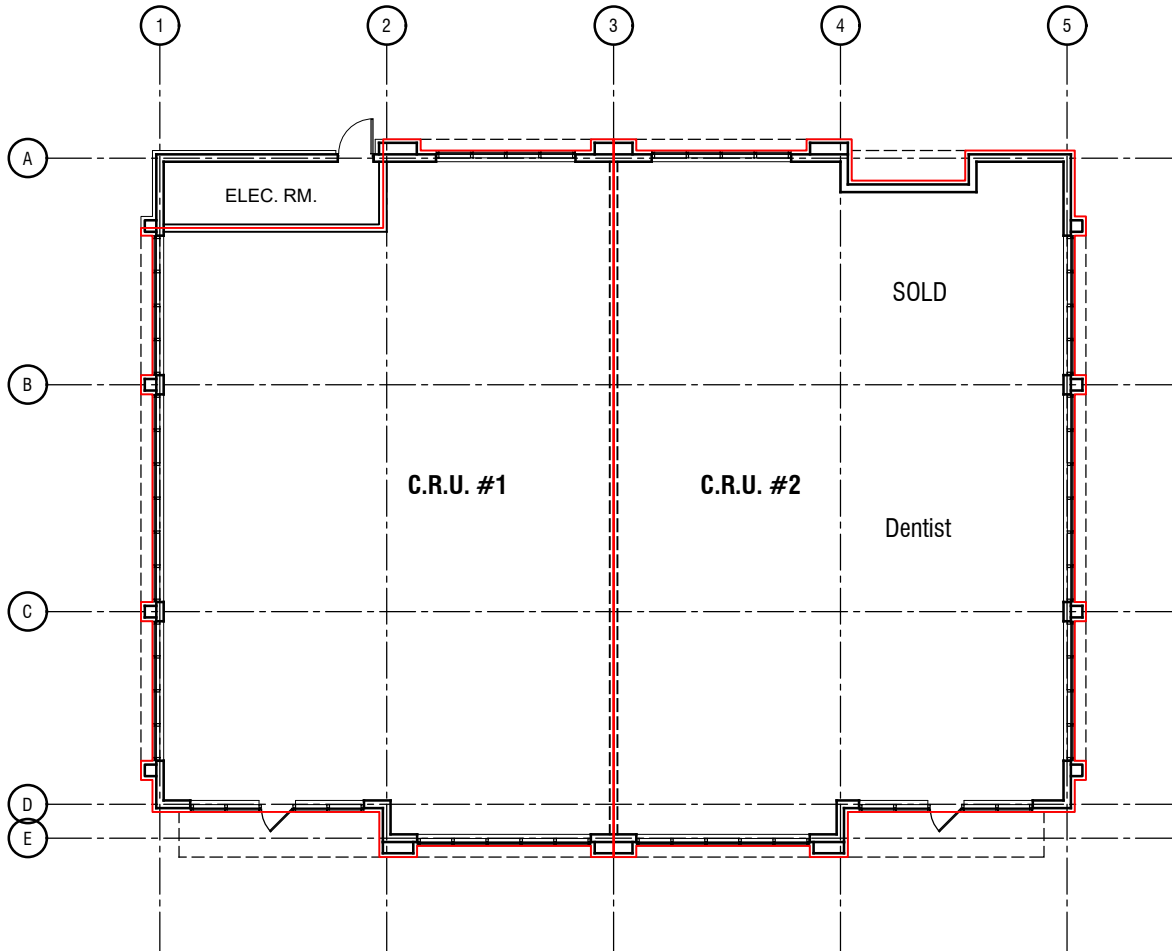
REVISED:

TITLE:  
**BUILDING 2: UNIT AREAS**

DRAWING #:  
**BLDG 2-100**

SCALE:  
1:250 M

DATE:  
09-28-2022



**SALEABLE AREAS:**

- 1. C.R.U. #1 - 208.0 m<sup>2</sup> / 2,238.9 sq. ft.
- 2. C.R.U. #2 - 218.3 m<sup>2</sup> / 2,349.8 sq. ft.

**Note:**

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PROJECT #:

**1688**

PROJECT:

OKOTOKS AIR RANCH PLAZA

REVISED:

TITLE:

**BUILDING 3: UNIT AREAS**

DRAWING #:

**BLDG 3-100**

SCALE:

1:250 M

DATE:

09-28-2022