

### Bellco Multi-Tenant Leasebay Building MULTI-TENANT INDUSTRIAL SUPPORT AND SERVICE BAYS WITH ACCESSORY FRONT-ACCESS SHOWROOM AREAS

Lot 13 Block 1 Plan 1420510

5396 Len Thompson Drive, Lacombe, AB

#### LIGHT INDUSTRIAL DISTRICT (I1) BUILDING (PERMITTED) USE: INDUSTRIAL SUPPORT SERVICES

SECONDARY USES:

SITE (PARCEL) AREA:

SIDE YARD:

**REAR YARD** (WEST):

**BUILDING HEIGHT:** 

LOADING ZONE:

Land Use Bylaw Information

SERVICE TRADE, LIMITED RETAIL SALES, EQUIPMENT RENTAL ESTABLISHMENTS

**PROVIDED**: 4,049.61 m<sup>2</sup> (43,589.64 ft<sup>2</sup>) FRONT YARD (EAST): MINIMUM: 6.0 m (19.68 ft) **PROVIDED**: 10.05 m (33.0 ft)

**PROVIDED** (NORTH): 3.0 m (9.88 ft)

**PROVIDED** (SOUTH): 23.0 m (75.59 ft) MINIMUM: 3.0 m (9.84 ft) **PROVIDED**: 19.06 m (62.53 ft)

**MAXIMUM**: 12.0 m (39.37 ft) **PROVIDED**: 7.5 m (24.62 ft) SITE (PARCEL) COVERAGE: MAXIMUM: 80% COVERAGE PROVIDED: 25.8% COVERAGE

PARKING REQUIREMENTS: 1.0/30 m<sup>2</sup> GROSS FLOOR AREA **REQUIRED**: 35 STALLS PROVIDED: 26 STALLS 2 STALLS BARRIER-FREE PARKING:

> REQUIRED: 1 STALL 3.0 m (9.84 ft) x 9.0 m (29.53 ft) PROVIDED: 1 STALL

#### National Building Code Review (AE - 2023)

**BUILDING USE AND CLASSIFICATION:** SALESROOM + WORKSHOP 3.2.2.78. GROUP F, DIVISION 2, UP TO 3 STOREYS

COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION UNSPRINKLERED

**STANDPIPE SYSTEM** 3.2.9.1(1): NOT REQUIRED FIRE ALARM SYSTEM 3.2.4.1(1): NOT REQUIRED **SMOKE DETECTORS** 3.2.4.9: NOT REQUIRED **SMOKE ALARMS** 3.2.4.22: NOT REQUIRED

**BUILDING AREA:** 1045.0 m<sup>2</sup> (11,250 ft<sup>2</sup>) MAXIMUM AREA: 1,500.0 m<sup>2</sup> (16,146 ft<sup>2</sup>), FACING 1 STREET

**BUILDING HEIGHT: ONE (1) STOREY** MAXIMUM HEIGHT: ONE (3) STOREY

OCCUPANT LOAD: 112 PERSONS (9.3 m²/PERSON)

#### FIRE SEPARATIONS AND RATINGS:

FLOORS: 3/4 HR FRR MEZZANINE: 3/4 HR FRR ROOF: 3/4 HR FRR LOAD BEARING WALLS/COLUMNS: 3/4 HR FRR SERVICE ROOM 3.6.2.1.(1): 1 HR FRR SEPARATION OF SUITES 3.3.1.1.(4) (FUTURE): 1 HR FRR

#### LIMITING DISTANCE & AREA OF UNPROTECTED OPENINGS:

NORTH WALL: LD: 3.0 m (9.88 ft) EBF: 395 m<sup>2</sup> (4,250 ft<sup>2</sup>) L/H RATIO: OVER 10:1 MAX **AUO**: 5% UO, 22.0 m<sup>2</sup> (236.8 ft<sup>2</sup>) MIN. REQUIRED FRR: 2 HR CONSTRUCTION: NONCOMBUSTIBLE

CLADDING: NONCOMBUSTIBLE

SOUTH WALL: LD: 21.5 m (70.58 ft) EBF: 615 m² (6,625 ft²)

L/H RATIO: 3:1 TO 10:1 MAX AUO: 26.6% UO, 163.72 m<sup>2</sup> (1,762.27 ft<sup>2</sup>) MIN. REQUIRED FRR: 1 HR CONSTRUCTION: COMBUSTIBLE/NONCOMBUSTIBLE CLADDING: NONCOMBUSTIBLE

EAST WALL: LD: 19.06 m (62.53 ft) EBF: 84 m<sup>2</sup> (903.75 ft<sup>2</sup>)

WEST WALL:

LD: 10.05 m (33.0 ft)

L/H RATIO: LESS THAN 3:1 MAX AUO: 100% UO MIN. REQUIRED FRR: 0 HR CONSTRUCTION: COMBUSTIBLE/NONCOMBUSTIBLE CLADDING: COMBUSTIBLE/NONCOMBUSTIBLE

EBF: 84 m<sup>2</sup> (903.75 ft<sup>2</sup>) L/H RATIO: LESS THAN 3:1 MAX AUO: 40% UO, 33.6 m<sup>2</sup> (361.67 ft<sup>2</sup>) MIN. REQUIRED FRR: 1 HR CONSTRUCTION: COMBUSTIBLE/NONCOMBUSTIBLE CLADDING: NONCOMBUSTIBLE

FIRE RATING LEGEND: 2 HR FIRE RESISTANCE RATING (FRR) 1 HR FIRE RESISTANCE RATING (FRR)

REVISION REFERENCE NUMBER DRAWINGNUMBER / SHEET NUMBER **ROOM NAME** ROOM NUMBER

Name Elevation

Symbol Legend

DOOR TAG

WALL TAG

WINDOW TAG

**BUILDING SECTION** 

REFERENCE SHEET

WALL SECTION

**ELEVATION** 

REFERENCE SHEET

REFERENCE SHEET NUMBER

DETAIL REFERENCE

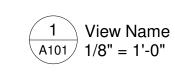
VERTICAL ELEVATION REFERENCE

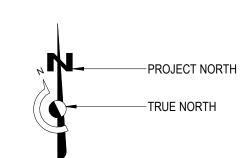
SHEET NUMBER

MATERIAL TAG

**GRID NUMBER** 

REFERENCE





#### **Drawing List**

ARCHITECTURAL DRAWINGS

TITLE/INFORMATION PAGE SITE PLAN & DETAILS LANDSCAPE PLAN & DETAILS FLOOR PLAN & BUILDING ELEVATIONS

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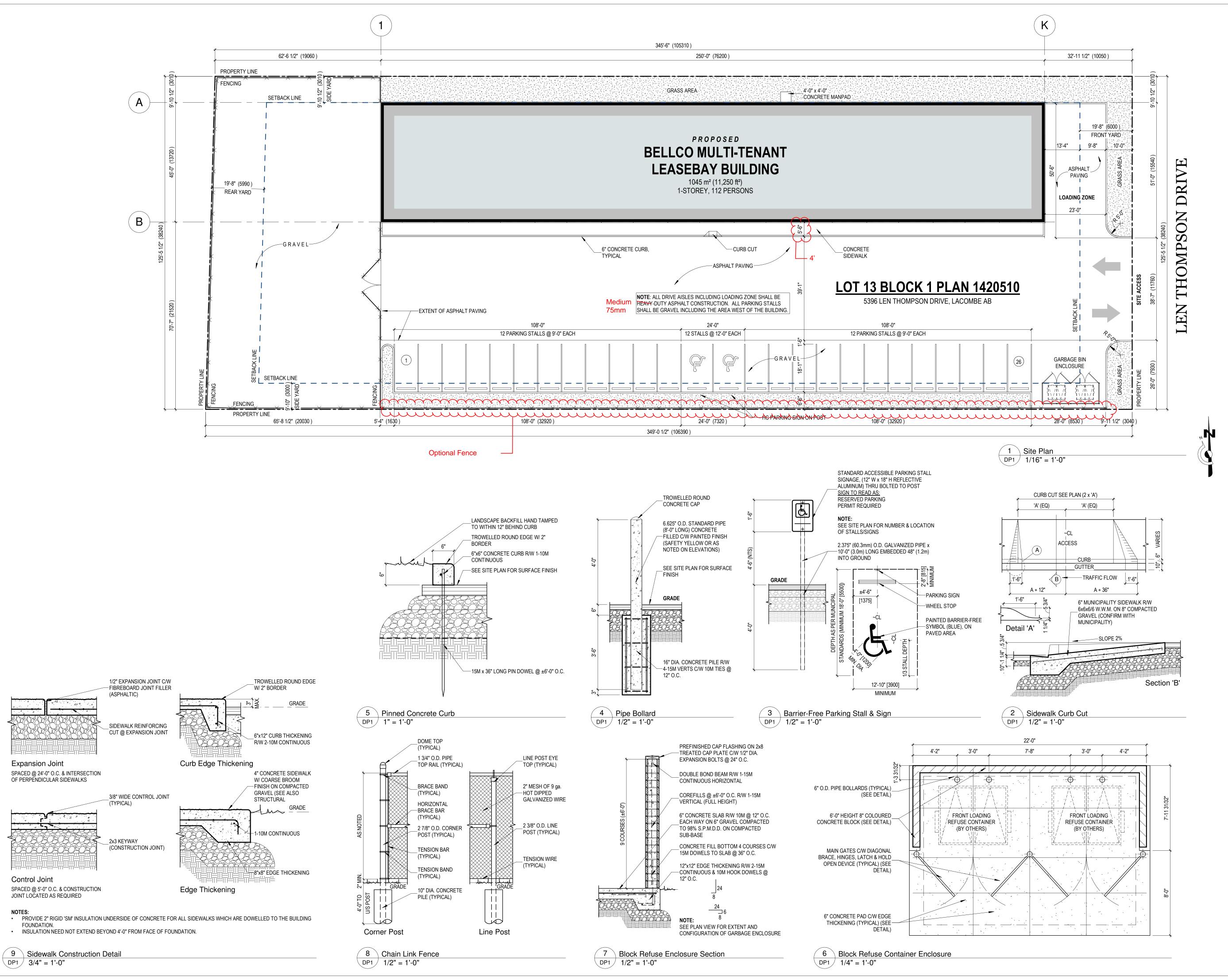


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#### Title/Information Page

Bellco

Project number	2505
Date	5/28/2025
Drawn by	JKS
Checked by	JKS
Scale	1" = 1'-0"







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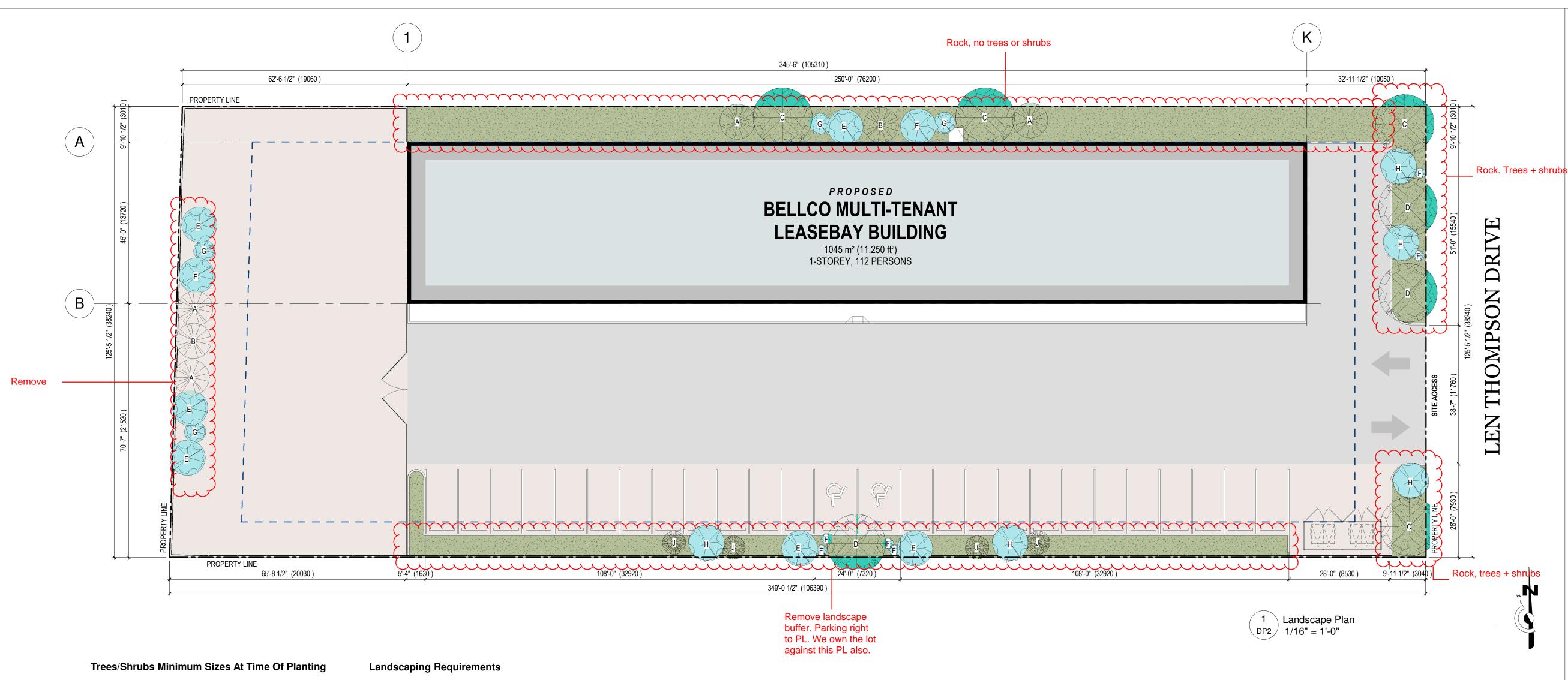
Lot 13 Block 1 Plan 1420510 5396 Len Thompson Drive,

Bellco

Site Plan & Details

2505 Project number 5/28/2025 JKS Drawn by JKS Checked by As indicated

DP<sub>1</sub>



#### Trees/Shrubs Planting Notes

CONTRACTOR TO NOTIFY CONSULTANT OR CONSULTANT'S REPRESENTATIVE FOR SELECTION OF ALL TREES AT LOCAL NURSERY. ALL TREES TO APPROVAL OF CONSULTANT OR CONSULTANT'S REPRESENTATIVE.

PRIOR TO INSTALLATION OF TREES AND SHRUBS, THE CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL TO STAKE ALL UTILITIES. ALL PLANT MATERIAL TO HAVE REQUIRED SETBACK FROM UTILITIES. NO TREE STAKES WITHIN 1.0m (3ft) OF POWER LINE.

PRIOR TO INSTALLATION OF TREES AND SHRUBS, THE CONSULTANT OR THE CONSULTANT'S REPRESENTATIVE WILL APPROVE STAKING OF ALL TREES AND SHRUB BEDS. CONTRACTOR TO NOTIFY CONSULTANT 48hr PRIOR TO

IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0m (3ft) TO UNDERGROUND POWER, PHONE, CABLE AND GAS ALIGNMENTS, HAND DIGGING UNDER THE SUPERVISION OF THE AFFECTED UTILITY IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT AND THE APPROPRIATE UTILITY TO APPROVE, REVIEW AND DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.

SUBSTITUTION OF PLANT MATERIAL TO APPROVAL OF CONSULTANT.

ENSURE ALL TREES HAVE A STRONG, SINGLE LEADER, AND A NICE, WELL GROWN SHAPE TYPICAL FOR THE SPECIES.

TREES PLANTED IN STRAIGHT LINES WITH EQUAL SPACING WHERE APPLICABLE.

ALL SHRUB AND TREE BEDS C/W 450mm MIN. DEPTH LIGHTLY COMPACTED TOPSOIL.

ALL SEEDED AREAS C/W 150mm MIN. DEPTH LIGHTLY COMPACTED TOPSOIL. SEED MIX MUST BE OF LUB STANDARDS AND MUNICIPAL ENGINEERING STANDARDS WHERE APPLICABLE.

ALL SODDED AREAS MUST BE OF LUB STANDARDS AND MUNICIPAL ENGINEERING STANDARDS WHERE APPLICABLE.

SHRUB SETBACK SHALL BE 450mm MIN. FROM EDGE OF SHRUB BED.

**EDGING**: USE PERMALOC CLEAN LINE ALUMINUM LANDSCAPE EDGING,

INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS, BETWEEN PLANTING BED AND GRASS AREAS. NO EDGING IS REQUIRED FOR SINGLE TREES IN GRASS AREAS.

WOOD MULCH: USE 100mm DEPTH SHREDDED WOOD MULCH FOR PLANTING BEDS, AROUND SINGLE TREES IN GRASS AREAS AND CONIFEROUS TREE BEDS. NO LANDSCAPE FABRIC REQUIRED FOR SHREDDED WOOD MULCH AREAS. ALL MULCH SHALL NOT BE PLACED WITHIN A MINIMUM OF 50mm OF SHRUB OR TREE TRUNK, AND SHALL NOT BURY ANY BRANCHES OR CROWNS.

ROCK MULCH: USE 100mm DEPTH ROCK MULCH WHERE INDICATED ON DRAWINGS FOR PLANTING BEDS WITHIN 10m DISTANCE OF BUILDING. ROCK MULCH IN LANDSCAPE FABRIC TYPICAL. TYPE OF ROCK MULCH TO BE DETERMINED.

CONTRACTOR IS TO PROVIDE ROCK MULCH SAMPLES TO THE OWNER FOR APPROVAL.

IRRIGATION: LANDSCAPED AREAS ARE NOT IRRIGATED.

ALL LANDSCAPE CONSTRUCTION AND MAINTENANCE TO BE COMPLETED BUT NOT LIMITED TO MINIMUM STANDARDS OF MOST RECENT EDITION ENGINEERING SERVICING STANDARDS AND DEVELOPMENT PROCEDURES OF THE MUNICIPALITY WHERE APPLICABLE.

DECIDUOUS TREES MINIMUM 50 mm CALIPER FOR SMALL TREES AND 75 mm CALIPER FOR LARGE

**CONIFEROUS TREES** MINIMUM HEIGHT OF 1.8 m FOR SMALL TREES AND 2.5 m FOR LARGE TREES.

MINIMUM #2 CONTAINER SIZE AT TIME OF PLANTING.

A MINIMUM OF 50% OF ALL TREES PLANTED SHALL BE LARGE TREES.

TREE CALIPER MEASUREMENTS SHALL BE TAKEN 150 mm (6 INCHES) ABOVE

PLANTING BEDS TO BE COMPLETED WITH PVC EDGING ON ALL SIDES, EXCEPT WHERE ADJACENT TO SIDEWALKS, CURBS, OR OTHER HARDSCAPE.

PROVIDE **75 mm DEPTH OF MULCH** IN ALL PLANTING BEDS, USING EITHER WOOD CHIPS OR WASHED ROCK AS SPECIFIED.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL NEW LANDSCAPING FOR A **MINIMUM OF FOUR (4) WEEKS** AFTER INSTALLATION, INCLUDING WATERING AND GENERAL CARE.

THE CONTRACTOR SHALL PROVIDE A WRITTEN ONE (1) YEAR WARRANTY ON ALL INSTALLED TREES, SHRUBS, AND GRASS AREAS, COVERING PLANT HEALTH AND REPLACEMENT OF FAILED MATERIALS.

#### **Trees/Shrubs Minimum Sizes At Time Of Planting**

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM CENTRE OF THE TREE TRUNK, FROM ABOVE AND BELOW GRADE UTILITIES AND PROPERTY LINES AS FOLLOWS:

THE ENTERNIES HE SEES HE.	
FROM FIRE HYDRANTS	3.0m (10ft)
FROM STREET LIGHTS	3.5m (11.5ft)
FROM YIELD AND STOP SIGNS	3.5m (11.5ft)
FROM BUS STOP SIGNS	3.5m (11.5ft)
FROM ALL OTHER SIGNS	1.8m (6ft)
FROM UNDERGROUND POWER, PHONE, CABLE	1.0m (3ft)
FROM POWER HARDWARE	3.5m (11.5ft)
FROM GAS LINES	1.2m (4ft)
FROM WATER MAINS, WATER SERVICES AND VALVES	1.5m (5ft)
FROM STORM AND SANITARY MAINS	1.5m (5ft)
FROM STORM AND SANITARY SERVICES	1.5m (5ft)
FROM TELEPHONE PEDESTALS	1.5m (5ft)
FROM DRIVEWAYS	1.5m (5ft)
FROM STREET CORNERS	10.5m (34.5ft)
FROM OVERHEAD POWERLINES	7.5m (25ft)
FROM PRIVATE PROPERTY LINES	1.0m (3ft)
NO TREES ON NUL EASEMENTS	

**ZONING:** LIGHT INDUSTRIAL DISTRICT (I1)

LANDSCAPE REQUIREMENT: MINIMUM OF 10% OF SITE (PARCEL) AREA ONE (1) TREE PER 3.05 m (10 ft) OF LINEAR FRONTAGE ONE (1) SHRUB PER 1.83 m (6 ft) OF LINEAR FRONTAGE BALANCED TREE MIX OF DECIDUOUS & CONFEROUS

PLANTING CALCULATION: TOTAL SITE (PARCEL) AREA LANDSCAPED AREA REQUIRED LANDSCAPED AREA PROVIDED NO. OF REQUIRED TREES

NO. OF REQUIRED SHRUBS TOTAL NO. OF PROPOSED TREES NO. OF DECIDUOUS TREES NO. OF CONIFEROUS TREES

TOTAL NO. OF PROPOSED SHRUBS NO. OF DECIDUOUS SHRUBS

1 x DWARF ALBERTA SPRUCE

NO. OF CONIFEROUS SHRUBS

#### **Planting Groupings**

#### **GROUP A** - REAR SCREEN 2 x WHITE SPRUCE

•	4 x RED OSIER DOGWOOD 2 x NINEBARK
GROUP B - FRONT ENTRY	

 2 x BRANDON ELM 2 x AMUR MAPLE 2 x POTENTILLA 3 x LILAC

2 x WHITE SPRUCE

2 x BRANDON ELM

2 x NINEBARK

4 x JUNIPER

**GROUP C** - NORTH CLUSTER

1 x DWARF ALBERTA SPRUCE

**GROUP D** - PARKING BUFFER

2 x RED OSIER DOGWOOD

 1 x AMUR MAPLE 4 x POTENTILLA 2 x LILAC 2 x RED OSIER DOGWOOD

Planting Schedule Count Mark Common Name **Botanical Name** 4 J Common Ground Juniper Juniperus Communis Coniferous Shrub: 4 4 A White Spruce Picea Glauca 2 B Dwarf Alberta Spruce Picea Glauca 'Conica' Coniferous Tree: 6 8 E Red Osier Dogwood Cornus Sericea 6 F Potentilla Potentilla Fruticosa 4 G Ninebark Physocarpus Opulifolius 5 H Common Lilac Syringa Vulgaris Deciduous Shrub: 23

Ulmus Americana 'Brandon'

Acer Ginnala

A minimum of 25% of the front yard

landscaped and any side yard area

setback should be

adjacent to a public

roadway.

4,049.61 m<sup>2</sup> (43,589.64 ft<sup>2</sup>)

405 m<sup>2</sup> (4,359.38 ft<sup>2</sup>)

466.6 m<sup>2</sup> (5,022.5 ft<sup>2</sup>)

13 TREES

21 SHRUBS

13 TREES

7 DECIDUOUS

6 CONIFEROUS

23 DECIDUOUS

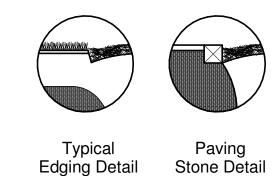
4 CONIFEROUS

27 SHRUBS

Deciduous Tree: 7 Grand total: 40

Brandon Elm

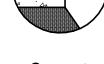
Amur Maple





Paving

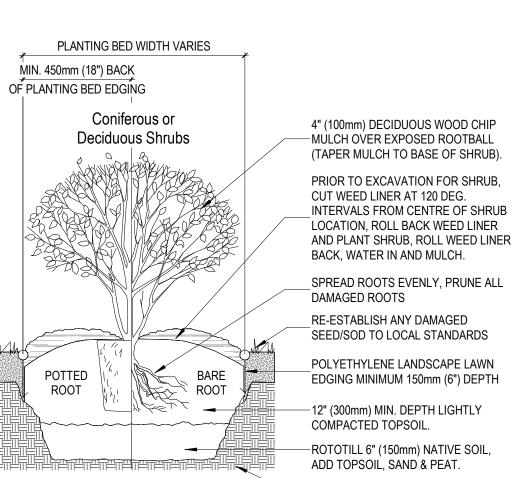






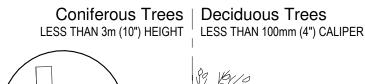


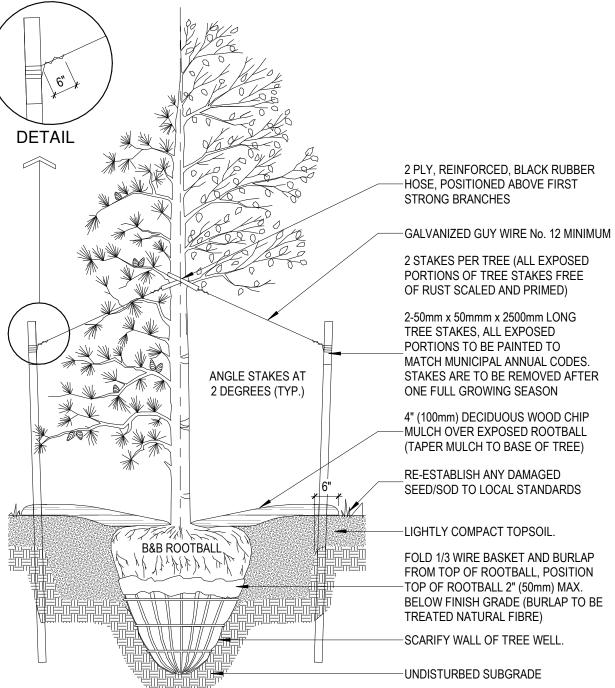
-UNDISTRURBED NATIVE SOIL.



#### Shrub Bed Planting Detail

- PRUNE ONLY DEAD, BROKEN OR DISEASED BRANCHES TO MAINTAIN PROPER SHRUB
- FORM DECIDUOUS ONLY. • DO NOT ROTOTILL WITHIN 1.0m (3'-0") OF U/G POWER, TELEPHONE AND GAS
- ALIGNMENTS. DO NOT PLACE MULCH WITHIN 50mm FROM SHRUB BASE.





#### Tree Planting Detail

- PRUNE ONLY DEAD, BROKEN, OR DISEASED TREE LIMBS.
- IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS. ALL TREE STAKES TO MAINTAIN MINIMUM 3'-0" (1.0m) CLEARAMCE FROM ALL U/G POWER, TELEPHONE AND
- GAS ALIGNMENTS. • DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 3'-0" (1.0m) TO U/G POWER TELEPHONE AND GAS
- SEE SCHEDULE FOR TREE SPECIES, MIN. HT/SIZE & MIN. ROOTBALL SIZE. ADDITIONALLY, ALL TREE INSTALLATIONS SHALL BE AS PER MUNICIPAL STANDARDS.

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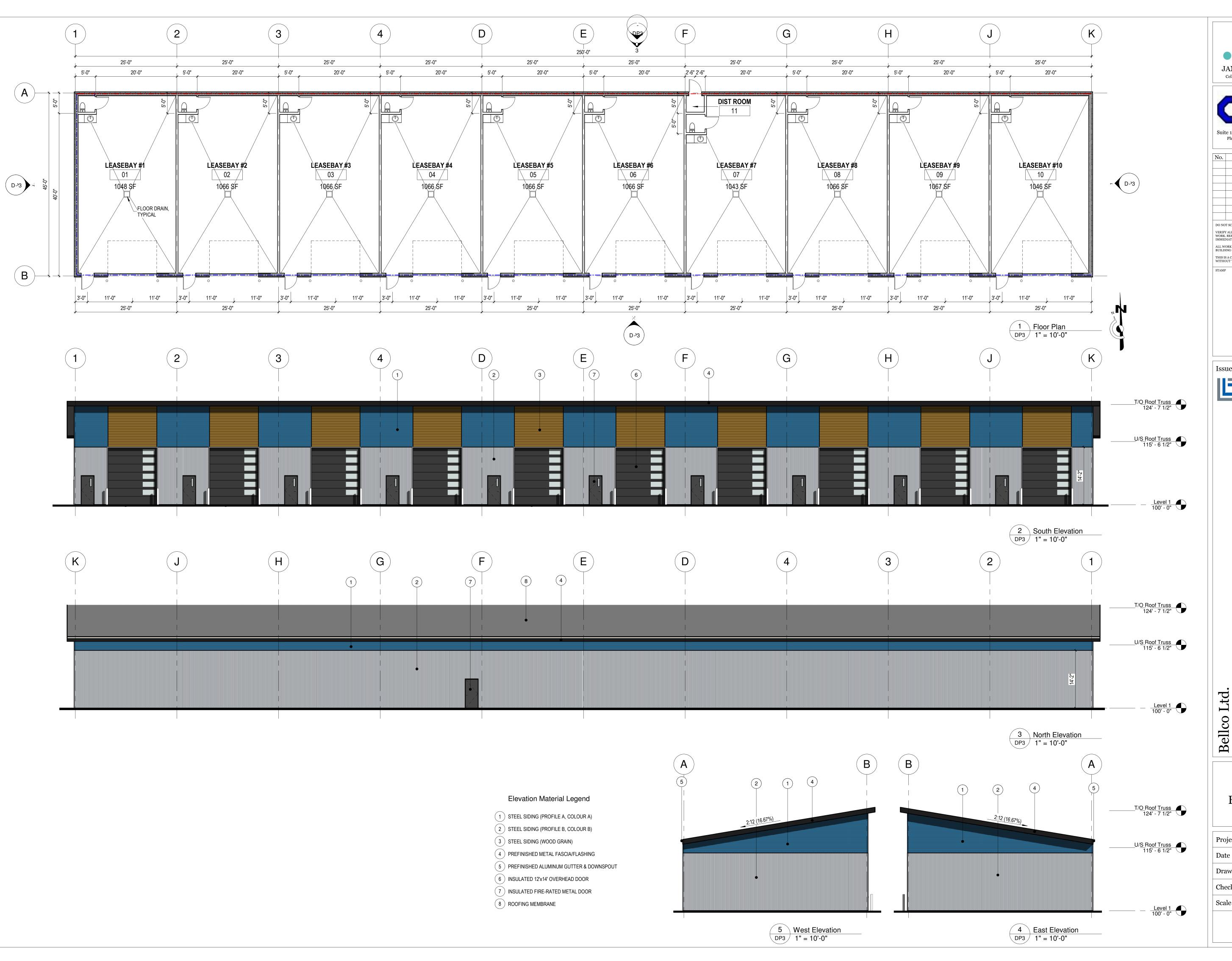
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Lot 13 5396 L Landscape Plan & Details

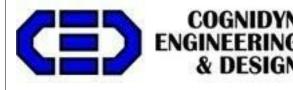
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2505 Project number 5/28/2025 Date JKS Drawn by JKS Checked by

As indicated







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### BELLCO LTD. DESIGN.BUILD.REPEAT

nt Leasebay Building

Multi-Tenant Leasebay
Lot 13 Block 1 Plan 1420510
5396 Len Thompson Drive, Lacombe, AB

#### Floor Plan & Building Elevations

Project number	2505
Date	5/28/2025
Drawn by	JKS
Checked by	JKS
Scale	As indicated

DP3