

## 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

### Land Use Bylaw Information

**ZONING:** LIGHT INDUSTRIAL DISTRICT (I1)  
**BUILDING (PERMITTED) USE:** INDUSTRIAL SUPPORT SERVICES  
**SECONDARY USES:** SERVICE TRADE, LIMITED RETAIL SALES, EQUIPMENT RENTAL ESTABLISHMENTS

**SITE (PARCEL) AREA:** **MINIMUM:** NIL  
**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)

**SIDE YARD:** **MINIMUM:** 1.5 m (4.92 ft)  
**PROVIDED (NORTH):** 3.0 m (9.88 ft)  
**PROVIDED (SOUTH):** 23.0 m (75.59 ft)

**REAR YARD (WEST):** **MINIMUM:** 3.0 m (9.84 ft)  
**PROVIDED:** 19.06 m (62.53 ft)

**BUILDING HEIGHT:** **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:** 1,030 m<sup>2</sup> GROSS FLOOR AREA  
**REQUIRED:** 35 STALLS  
**PROVIDED:** 26 STALLS  
2 STALLS

**BARRIER-FREE PARKING:**

**LOADING ZONE:** **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

**BUILDING DESIGN:**  
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 m<sup>2</sup>/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 m<sup>2</sup> (6,625 ft<sup>2</sup>)  
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

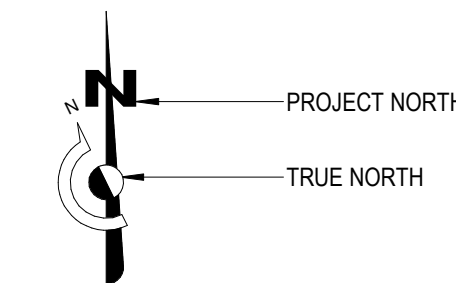
**EAST WALL:**  
LD: 19.06 m (62.53 ft)  
EBF: 84 m<sup>2</sup> (903.75 ft<sup>2</sup>)  
L/H RATIO: LESS THAN 3:1  
MAX AUO: 100% UO  
MIN. REQUIRED FRR: 0 HR  
CONSTRUCTION: COMBUSTIBLE/NONCOMBUSTIBLE  
CLADDING: COMBUSTIBLE/NONCOMBUSTIBLE

**WEST WALL:**  
LD: 10.05 m (33.0 ft)  
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) ----

### Symbol Legend

- |          |   |
|----------|---|
| 101      | DOOR TAG                                |
| 11       | WINDOW TAG                              |
| 11       | WALL TAG                                |
| 1 A101   | BUILDING SECTION REFERENCE SHEET NUMBER |
| 1 A101   | WALL SECTION REFERENCE SHEET NUMBER     |
| 1 Ref    | ELEVATION REFERENCE SHEET NUMBER        |
| 1 Ref    | ELEVATION REFERENCE SHEET NUMBER        |
| 1 A101   | DETAIL REFERENCE SHEET NUMBER           |
| 1 A101   | VERTICAL ELEVATION REFERENCE            |
| ?        | MATERIAL TAG                            |
| 0        | GRID NUMBER REFERENCE                   |
| ?        | REVISION REFERENCE NUMBER               |
| 1 / A101 | DRAWINGNUMBER / SHEET NUMBER            |
| 1 A101   | ROOM NAME ROOM NUMBER                   |
| 1 A101   | View Name 1/8" = 1'-0"                  |



### Drawing List

ARCHITECTURAL DRAWINGS	
DP0	TITLE/INFORMATION PAGE
DP1	SITE PLAN & DETAILS
DP2	LANDSCAPE PLAN & DETAILS
DP3	FLOOR PLAN & BUILDING ELEVATIONS

No.	Description	Date

DO NOT SCALE THIS DRAWING  
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Issued for Development Permit



Bellco Ltd.  
Multi-Tenant Leasebay Building

Lot 13 Block 1 Plan 1420510  
5396 Len Thompson Drive, Lacombe, AB

Title/Information  
Page

Project number 2505

Date 5/28/2025

Drawn by JKS

Checked by JKS

Scale 1" = 1'-0"

DPo



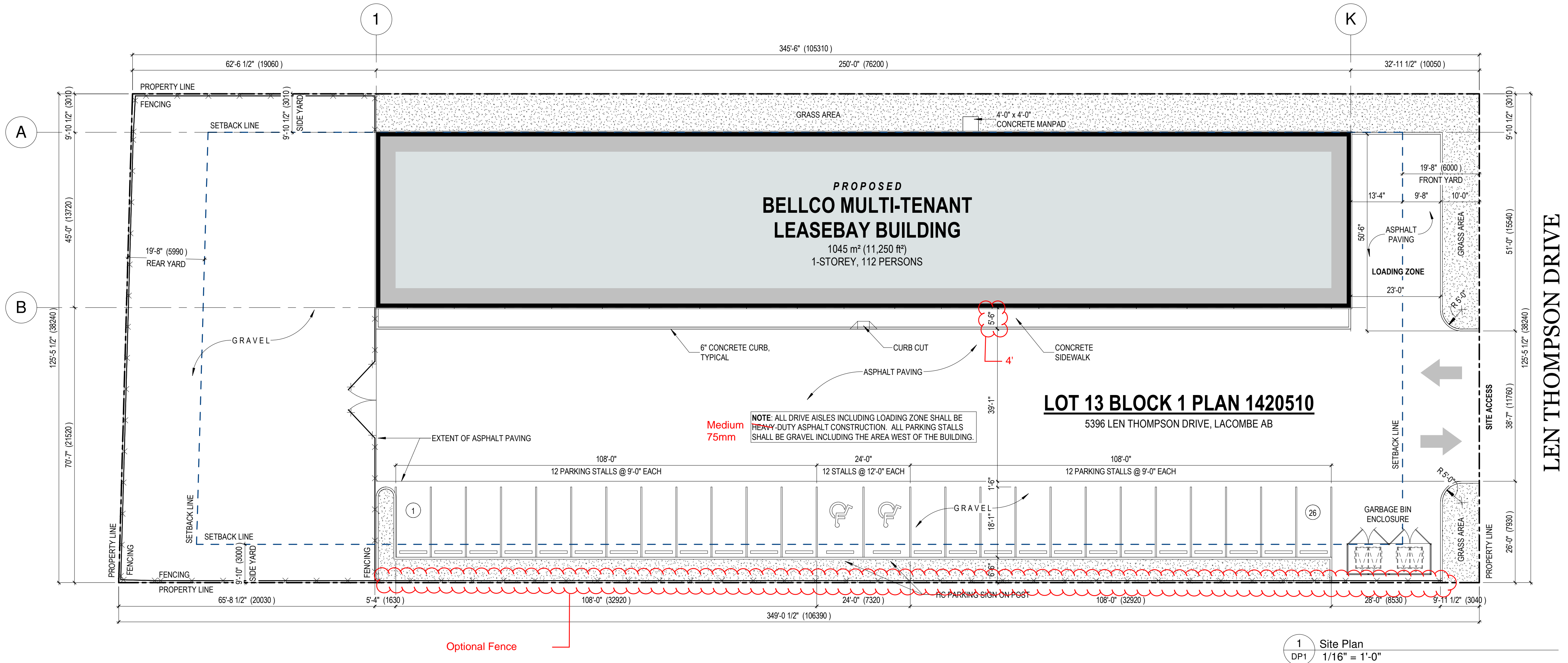
No.	Description	Date

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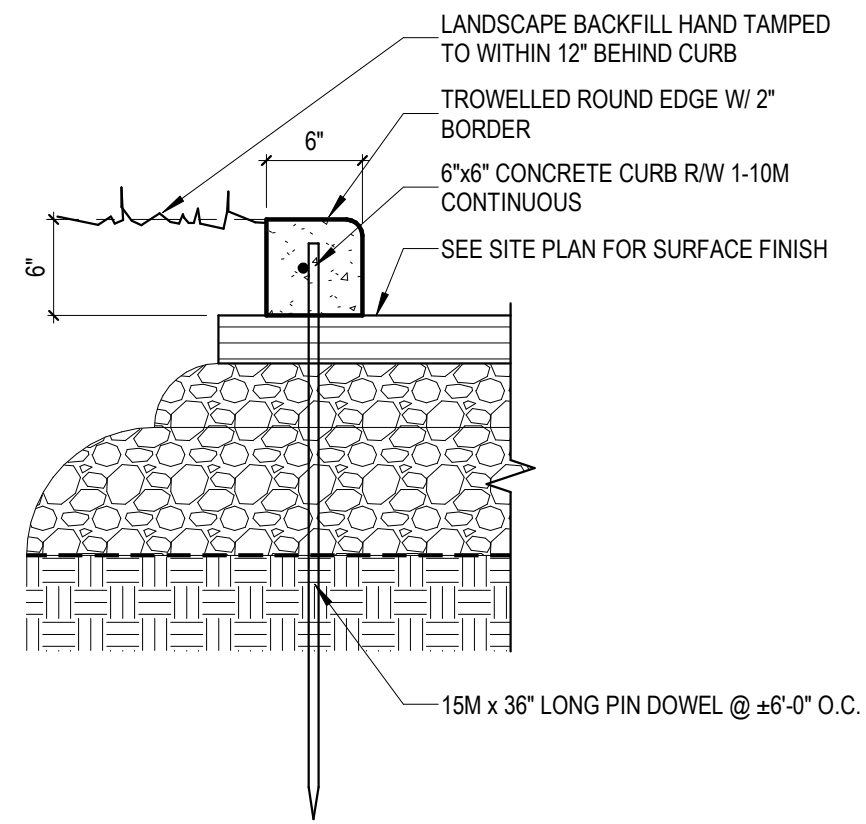
Site Plan & Details

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

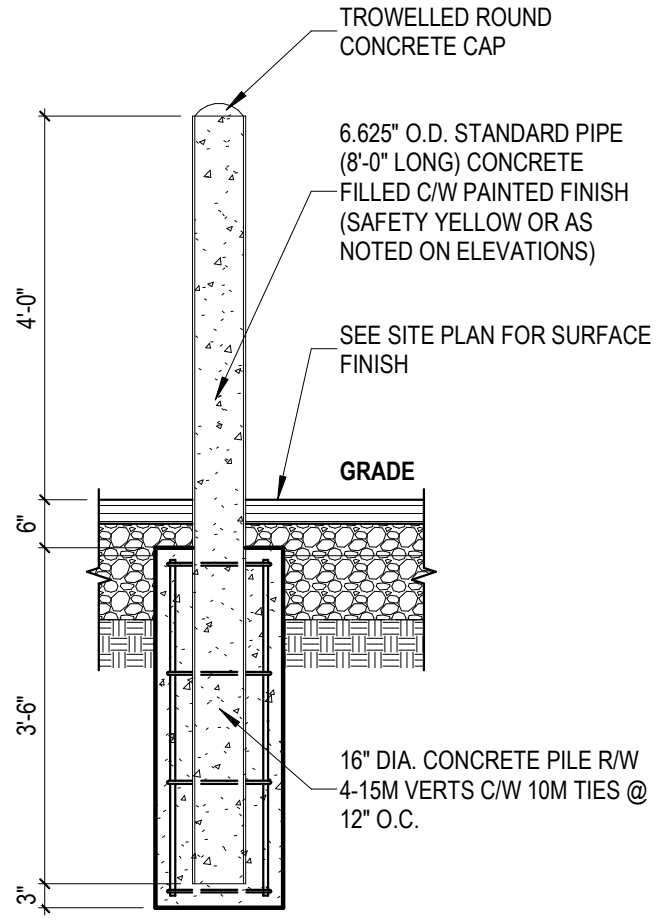
DP1



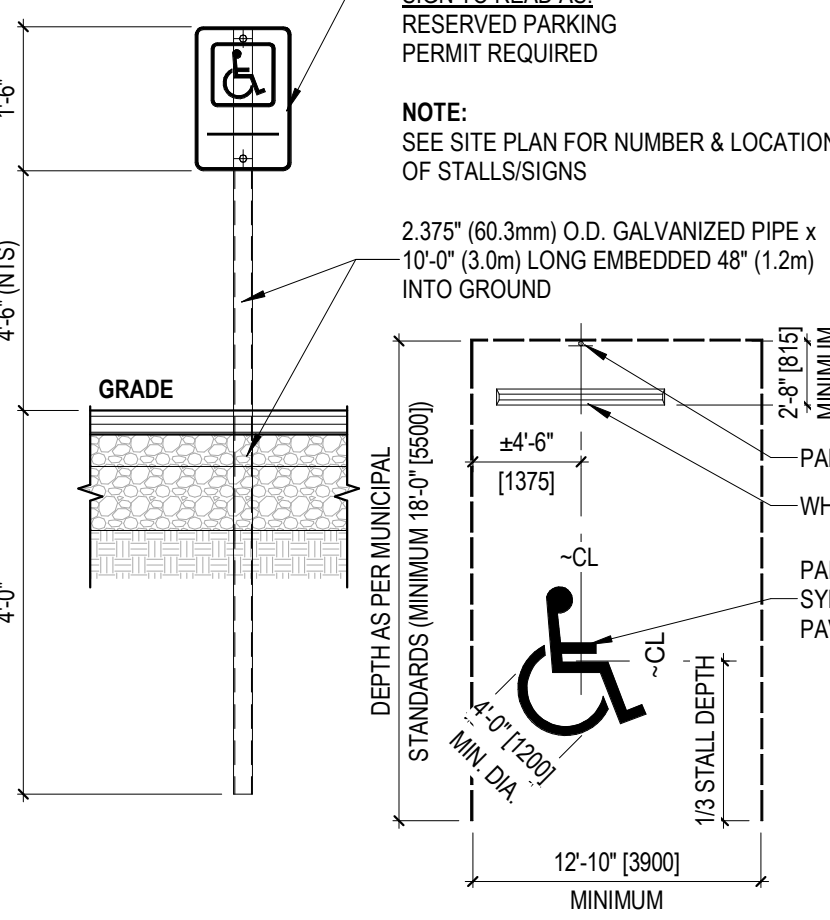
1 Site Plan  
DP1 1/16" = 1'-0"



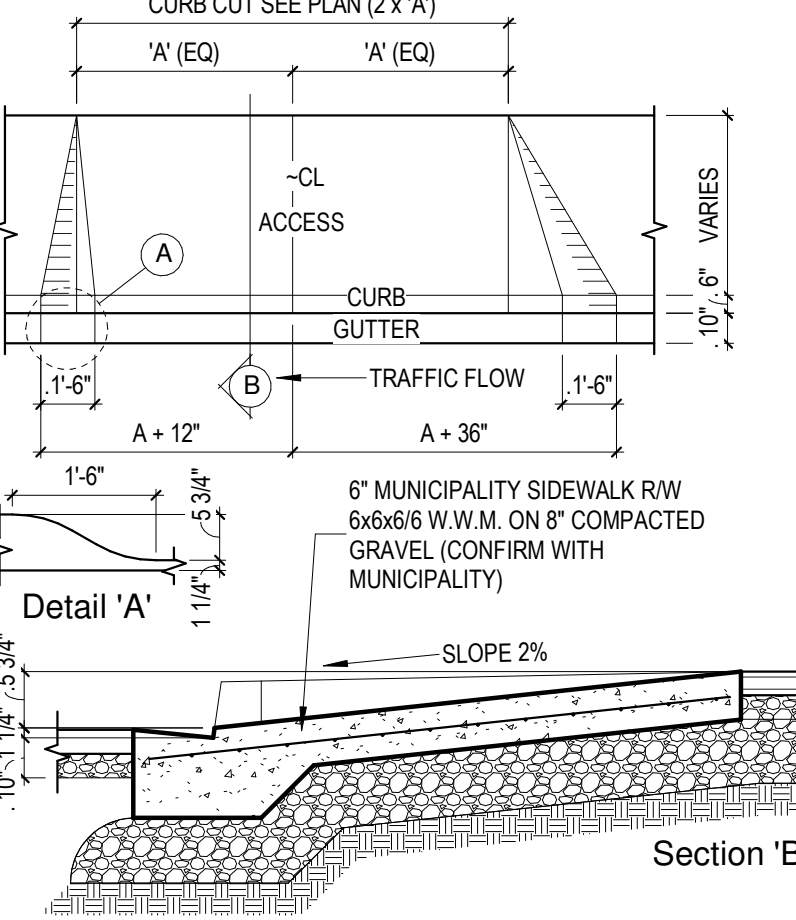
5 Pinned Concrete Curb  
DP1 1" = 1'-0"



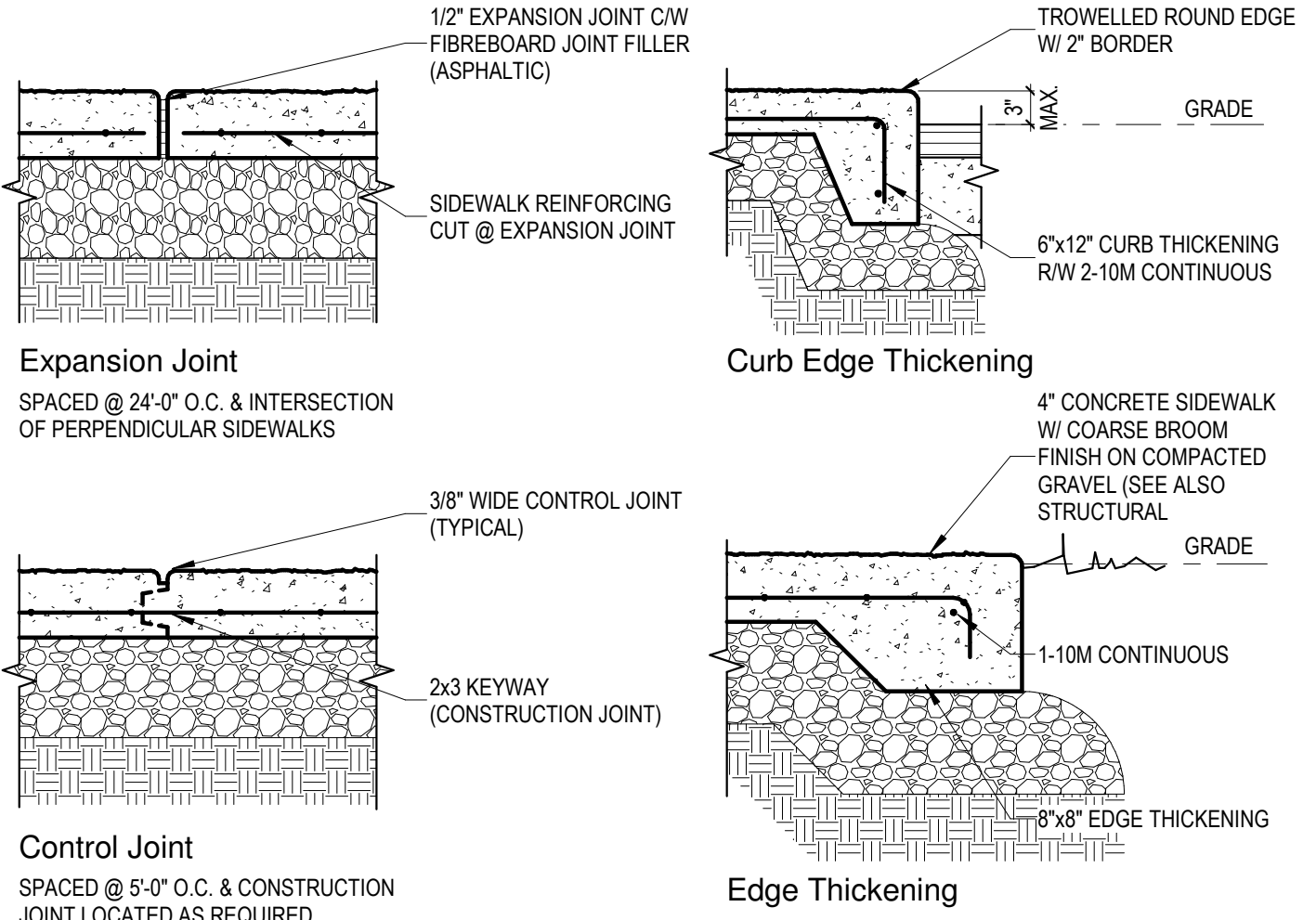
4 Pipe Bollard  
DP1 1/2" = 1'-0"



3 Barrier-Free Parking Stall & Sign  
DP1 1/2" = 1'-0"

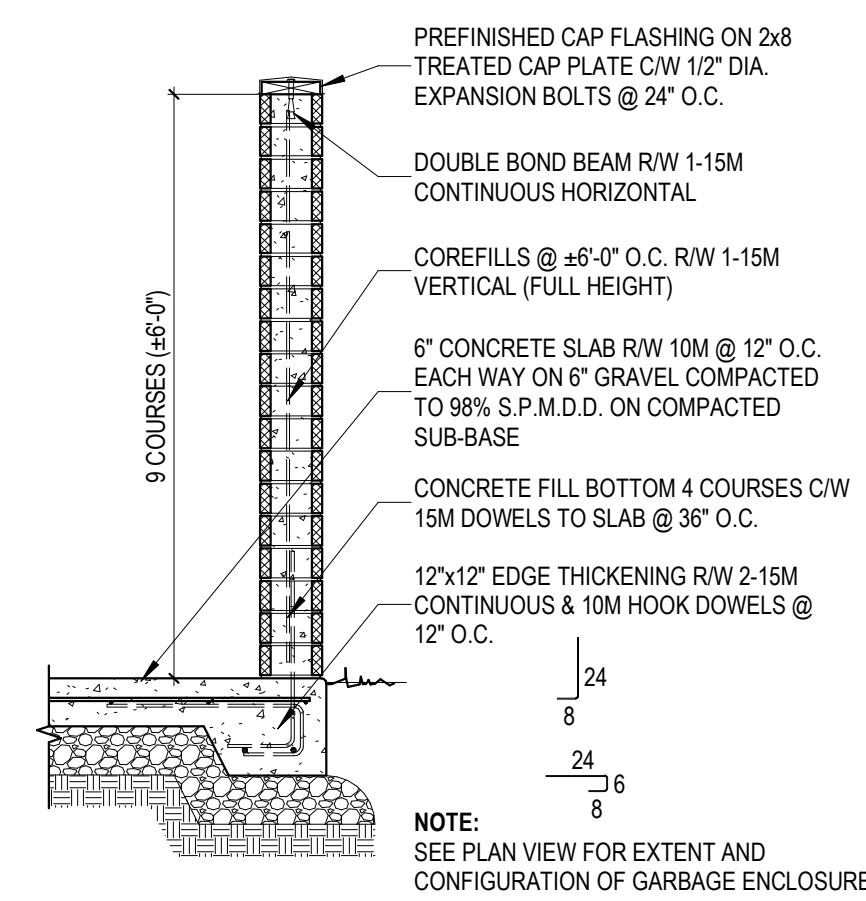


2 Sidewalk Curb Cut  
DP1 1/2" = 1'-0"

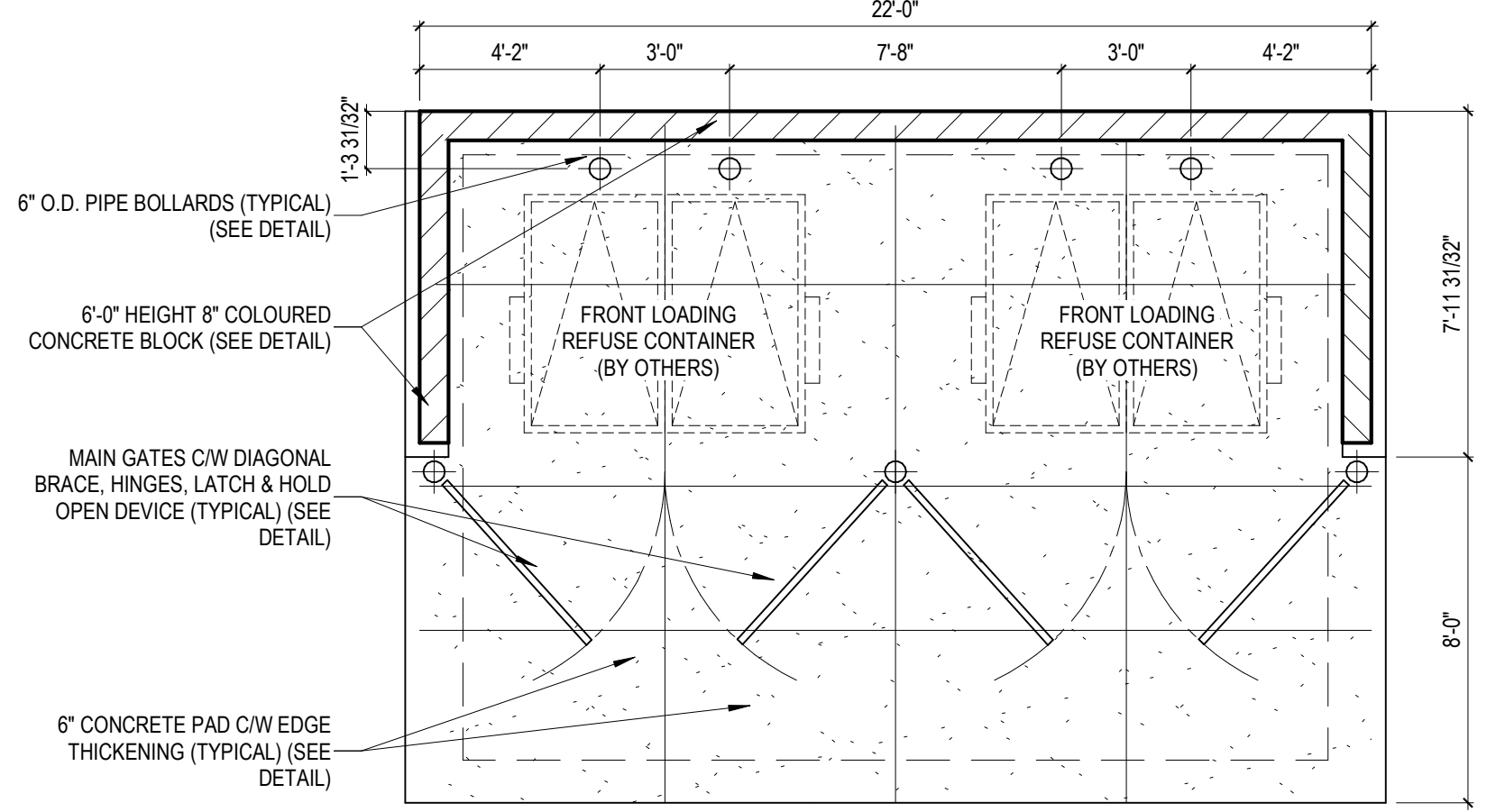


9 Sidewalk Construction Detail  
DP1 3/4" = 1'-0"

8 Chain Link Fence  
DP1 1/2" = 1'-0"



7 Block Refuse Enclosure Section  
DP1 1/2" = 1'-0"

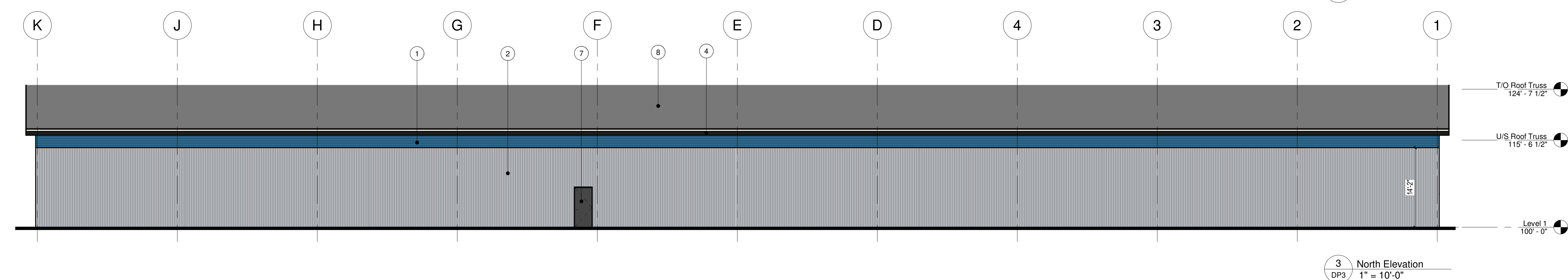
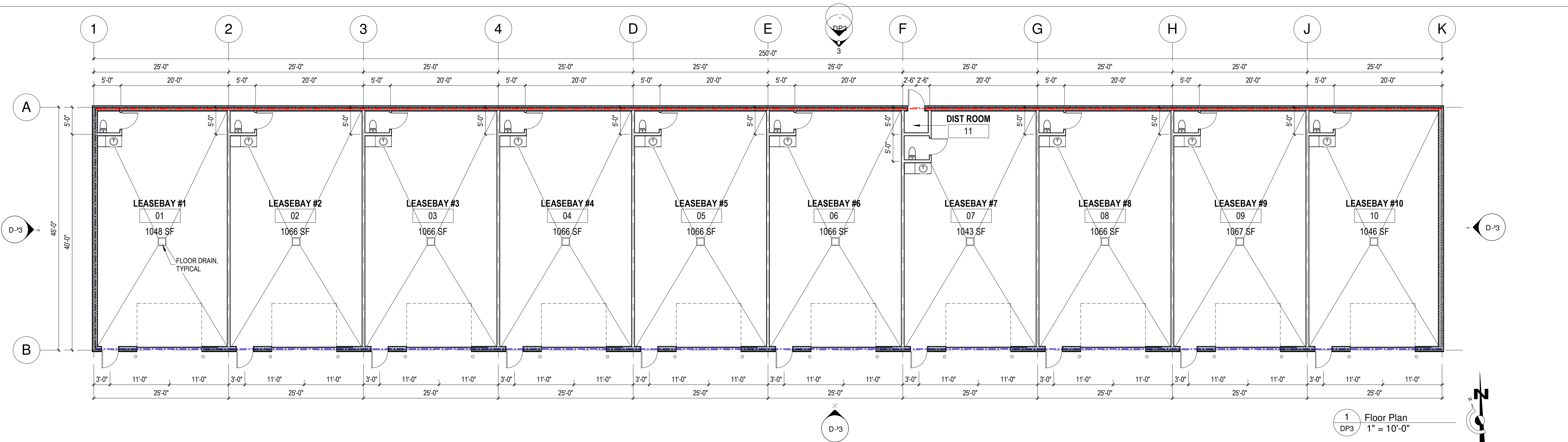


6 Block Refuse Container Enclosure  
DP1 1/4" = 1'-0"



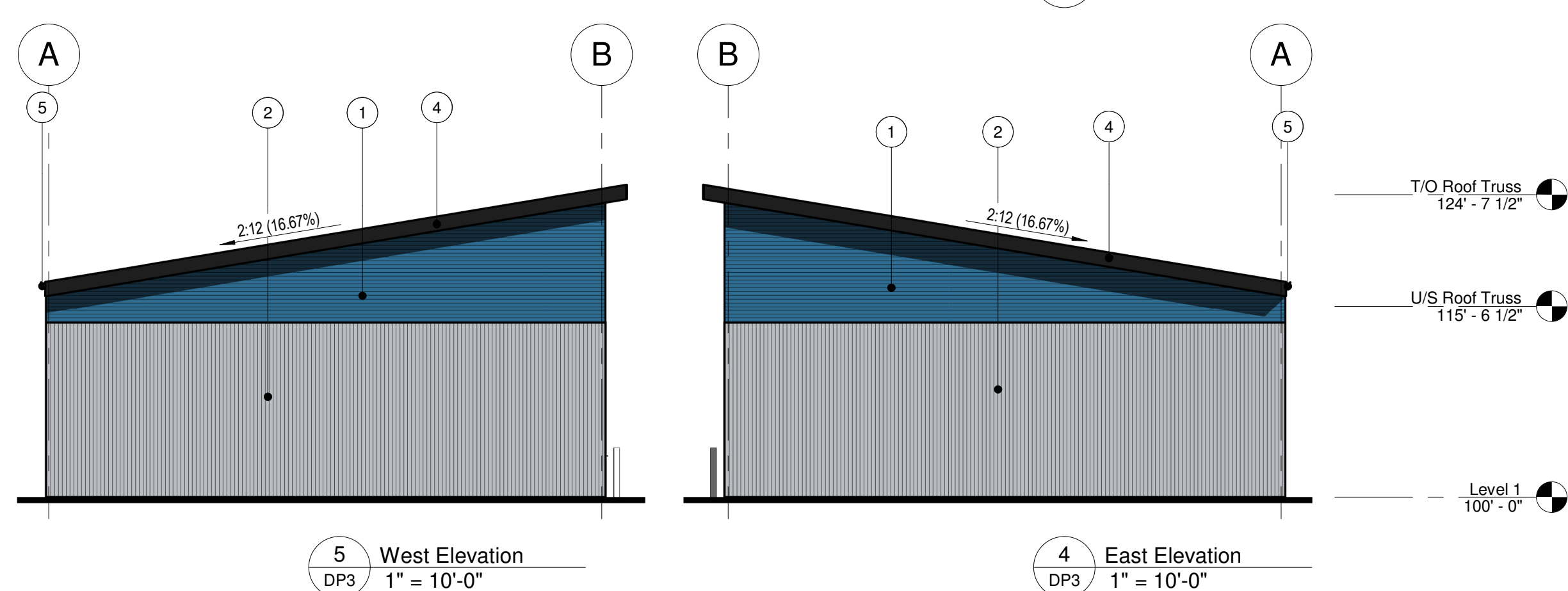






#### Elevation Material Legend

- 1 STEEL SIDING (PROFILE A, COLOUR A)
- 2 STEEL SIDING (PROFILE B, COLOUR B)
- 3 STEEL SIDING (WOOD GRAIN)
- 4 PREFINISHED METAL FASCIA/FLASHING
- 5 PREFINISHED ALUMINUM GUTTER & DOWNSPOUT
- 6 INSULATED 12x14' OVERHEAD DOOR
- 7 INSULATED FIRE-RATED METAL DOOR
- 8 ROOFING MEMBRANE



No.	Description	Date

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#### Floor Plan & Building Elevations

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

DP3