

# WAREHOUSE DEVELOPMENT

1611, 13 Street Warehouse Development, Leduc, Alberta



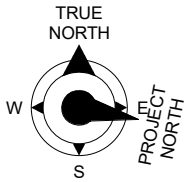
## EXTERIOR PERSPECTIVE

ARCHITECTURAL		
SHEET No.	SHEET NAME	CURRENT REVISION DATE
A0.0	Cover Page	
A1.00	Site Plan	
A1.10	Landscape Plan	
A2.0	Main Floor Plan	
A2.10	Mezzanine floor Plan	
A2.20	Roof Plan	
A3.0	Building Elevations	
A4.0	Building Sections	

STRUCTURAL		
SHEET No.	SHEET NAME	CURRENT REVISION DATE

MECHANICAL		
SHEET No.	SHEET NAME	CURRENT REVISION DATE

ELECTRICAL		
SHEET No.	SHEET NAME	CURRENT REVISION DATE



## DRAWING LIST

## VICINITY MAP



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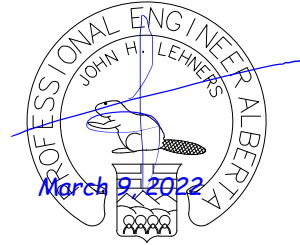
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No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2022-03-09

CONTRACTOR

SEAL



PERMIT NUMBER: P12823  
PROFESSIONAL ENGINEER

CLIENT

DRAWN BY:	RP
CHECKED BY:	JOHN LEHNERS, P. ENG.
ENGINEER:	JOHN LEHNERS, P. ENG.
PROJECT No.:	2021411
REVISION DATE:	MARCH 09, 2022
SCALE:	

PROJECT
<b>WAREHOUSE BUILDING WITH OFFICE</b>

DESCRIPTION
<b>Cover Page</b>
DRAWING NO.
<b>A0.0</b>
SHEET
<b>1</b>
<b>8</b>



LOT 12  
BLOCK 6  
PLAN 122- 2667

LOT 13  
BLOCK 6  
PLAN 122- 2667  
126,359 SF 11,739 SM

LOT 14  
BLOCK 6  
PLAN 122- 2667

SITE DATA

LEGAL DESCRIPTION	LOT 13, BLOCK 6, PLAN 122 2667
CIVIC ADDRESS	1611, 13 STREET NISKU, ALBERTA
TOTAL SITE AREA	1.172 ha./ 11,728.44 sq.m.
LAND ZONING	DIRECT CONTROL (DC)
BUILDING AREA	SHOP AREA = 779.25 m²/ 8,387.72 ft² OFFICE AREA = 262.60 m²/ 2,826.60 ft² TOTAL AREA = 1,041.85 m²/ 11,214.38 ft²
LANDSCAPE AREA	403.92 m²
CONCRETE AREA	235.58 m²
ASPHALT AREA	1625.02 m²
TOTAL PARKING	16 spaces Provided
HC PARKING	03 spaces Provided
LOADING AREA	03 spaces Provided

LEDUC COUNTY BYLAW 7-08(6.9 c ) PARKING AND LOADING		
Regulation	Required	Provided
INDUSTRIAL	Industrial Uses 1 space /100 sq.m. = 779.25 m²/ 100m² = 8 Nos.	16 standard spaces
	Office Use 1 space /30 sq.m. Floor Area Office Area = 262.60 m²/ 30m² = 9 Nos.	
	TOTAL REQUIRED = 15 Spaces	



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1	ISSUED FOR DEVELOPMENT PERMIT	2022-03-09

CONTRACTOR LOGO



SEAL  
PROFESSIONAL ENGINEER  
ALBERTA  
John H. Lehnert  
March 9, 2022

PERMIT NUMBER: P12823  
PROFESSIONAL ENGINEER

CLIENT

**A1-TRUSS**

DRAWN BY: RUCHA

CHECKED BY: JOHN LEHNERS, P.ENG.

ENGINEER: JOHN LEHNERS, P.ENG.

PROJECT No.: 2021411

SHEET ISSUED DATE: MARCH 09, 2022

PROJECT STATUS: DEVELOPMENT PERMIT

PROJECT

**WAREHOUSE  
BUILDING WITH  
OFFICE**

DESCRIPTION

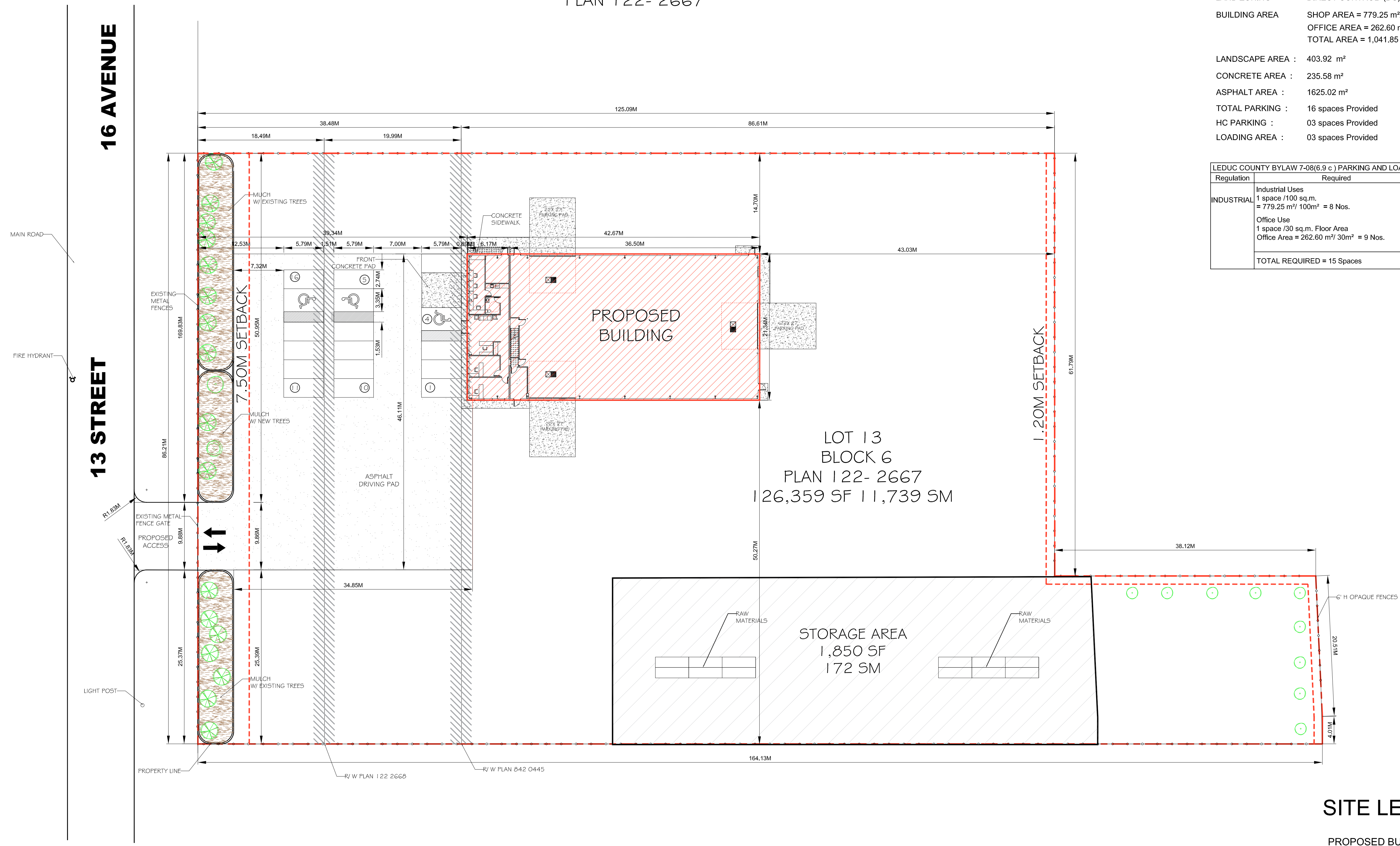
**Site Plan**

SCALE - 1:300

DRAWING NO.

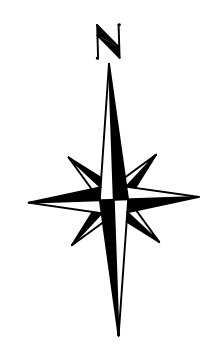
A 1.00

27



SITE LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- LANDSCAPE AREA
- FENCE
- FIRE HYDRANT
- HANDICAP STALL
- STREET LIGHT
- SIGN





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BLOCK 6  
PLAN 122- 2667

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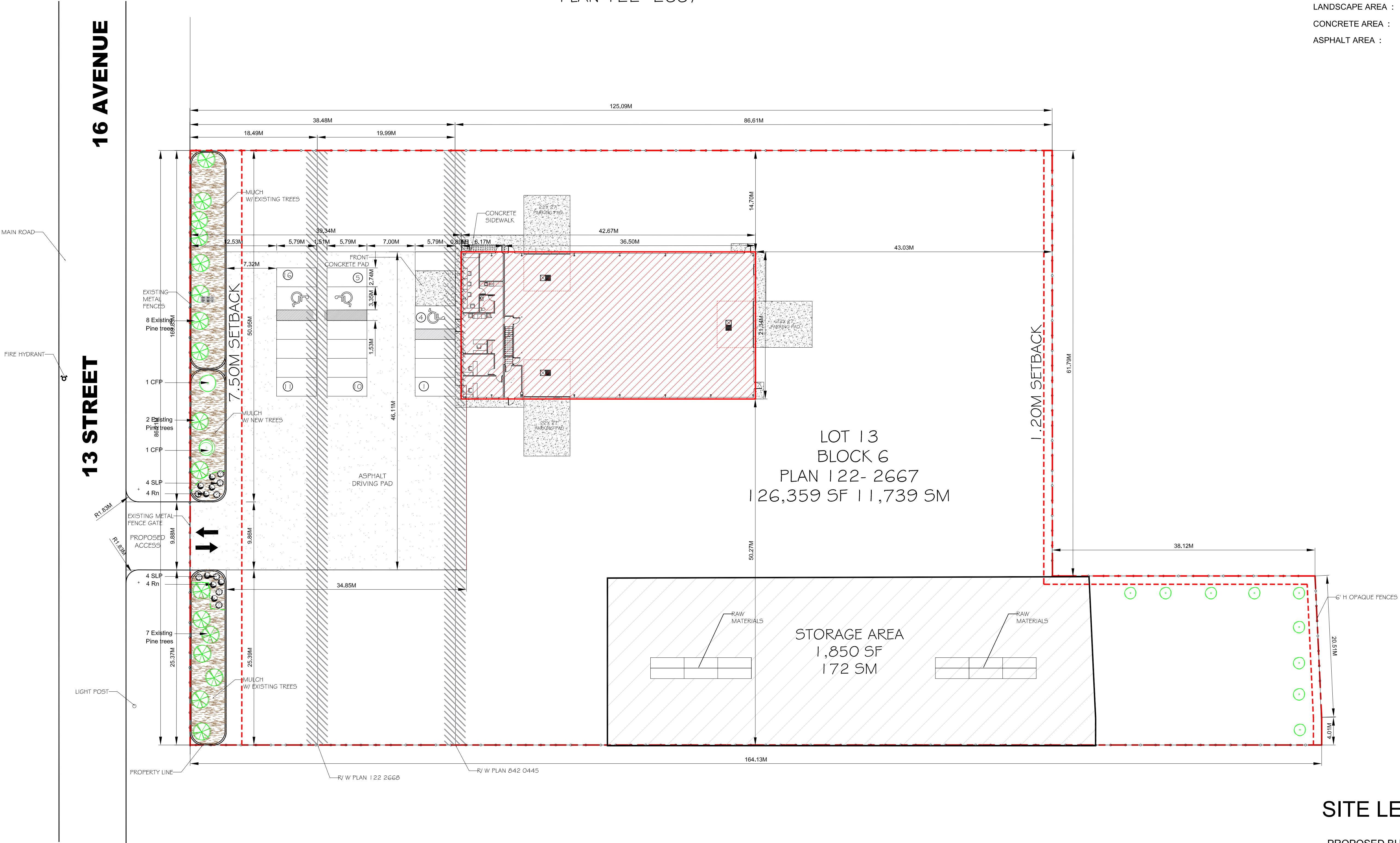
WAREHOUSE  
BUILDING WITH  
OFFICE

DESCRIPTION  

Landscape Plan




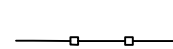



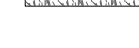
SCALE - 1:300

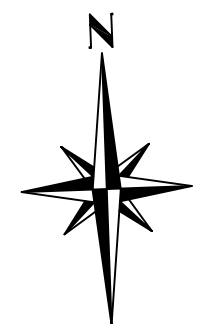
DRAWING NO. A 1.10 3/7



Symbol	Common Name	Botaniccal Name	Size	Quantity
<b>Trees</b>				
CFP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	6cm Cal.	2
<b>Shrubs</b>				
Rn	Rosa nutkana	Nootka Rose	#2 pot	8
SLP	Little Princess Spirea	Spiraea japonica 'Little Princess'	#2 pot	8

SITE LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
LANDSCAPE AREA	
FENCE	
FIRE HYDRANT	
HANDICAP STALL	
SHREDDED WOOD MULCH	
ALUMINIUM EDGER	





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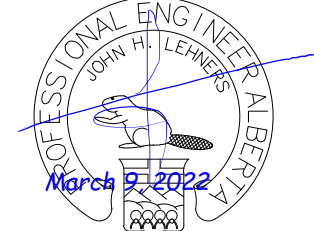
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PROFESSIONAL ENGINEER

CLIENT

DRAWN BY: RP

CHECKED BY: JOHN LEHNERS, P. ENG.

ENGINEER: JOHN LEHNERS, P. ENG.

PROJECT No.: 2021411

REVISION DATE: MARCH 09, 2022

SCALE: 1/8" = 1'-0"

PROJECT

## WAREHOUSE BUILDING WITH OFFICE

DESCRIPTION

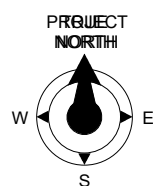
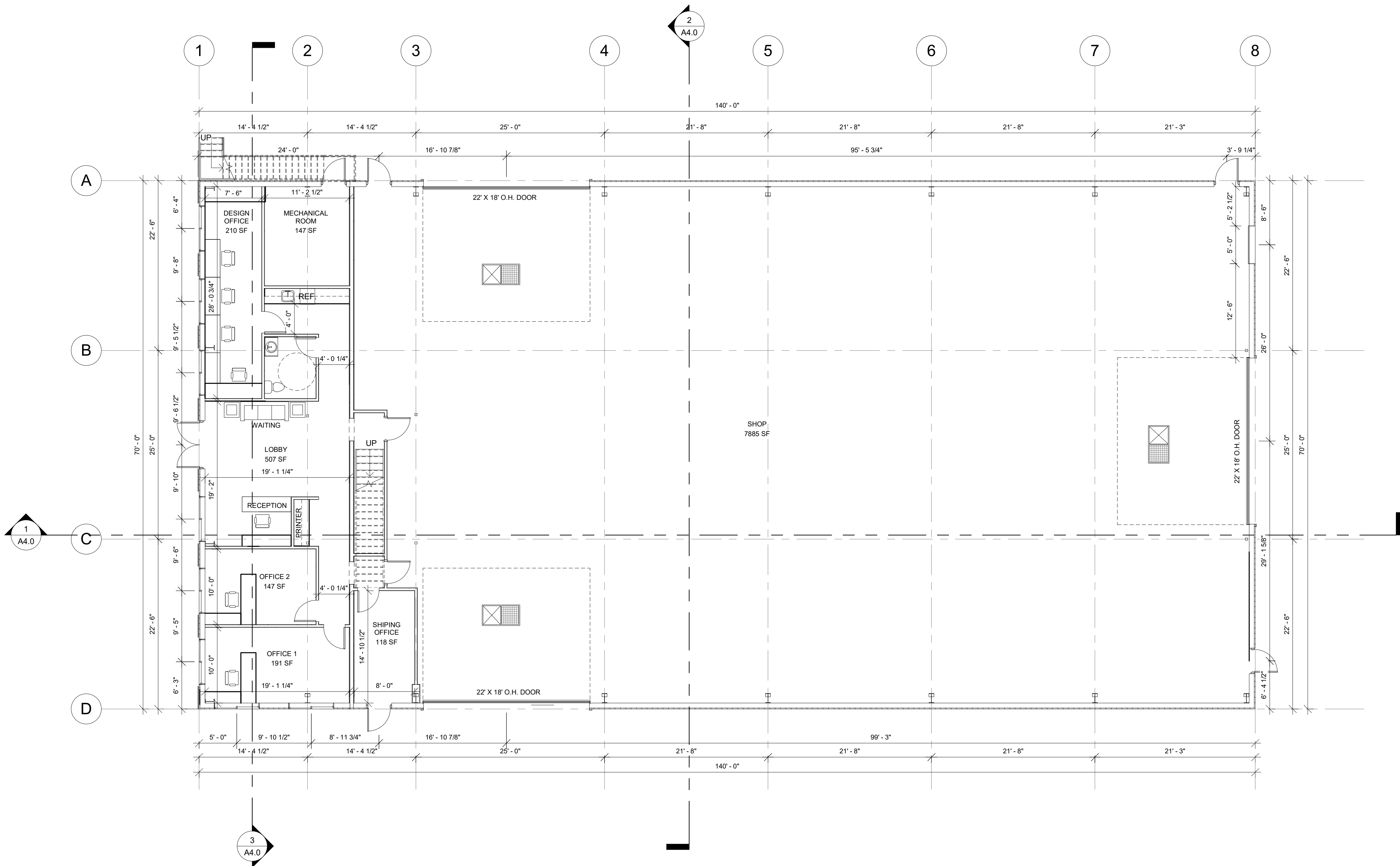
### Main Floor Plan

DRAWING NO.

A2.0

SHEET

4  
8



**1 Main Floor Plan**  
A2.0 1/8" = 1'-0"





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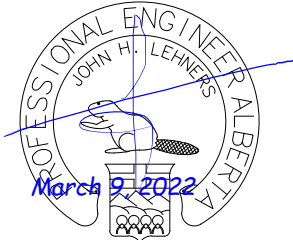
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**WAREHOUSE  
BUILDING WITH  
OFFICE**

DESCRIPTION

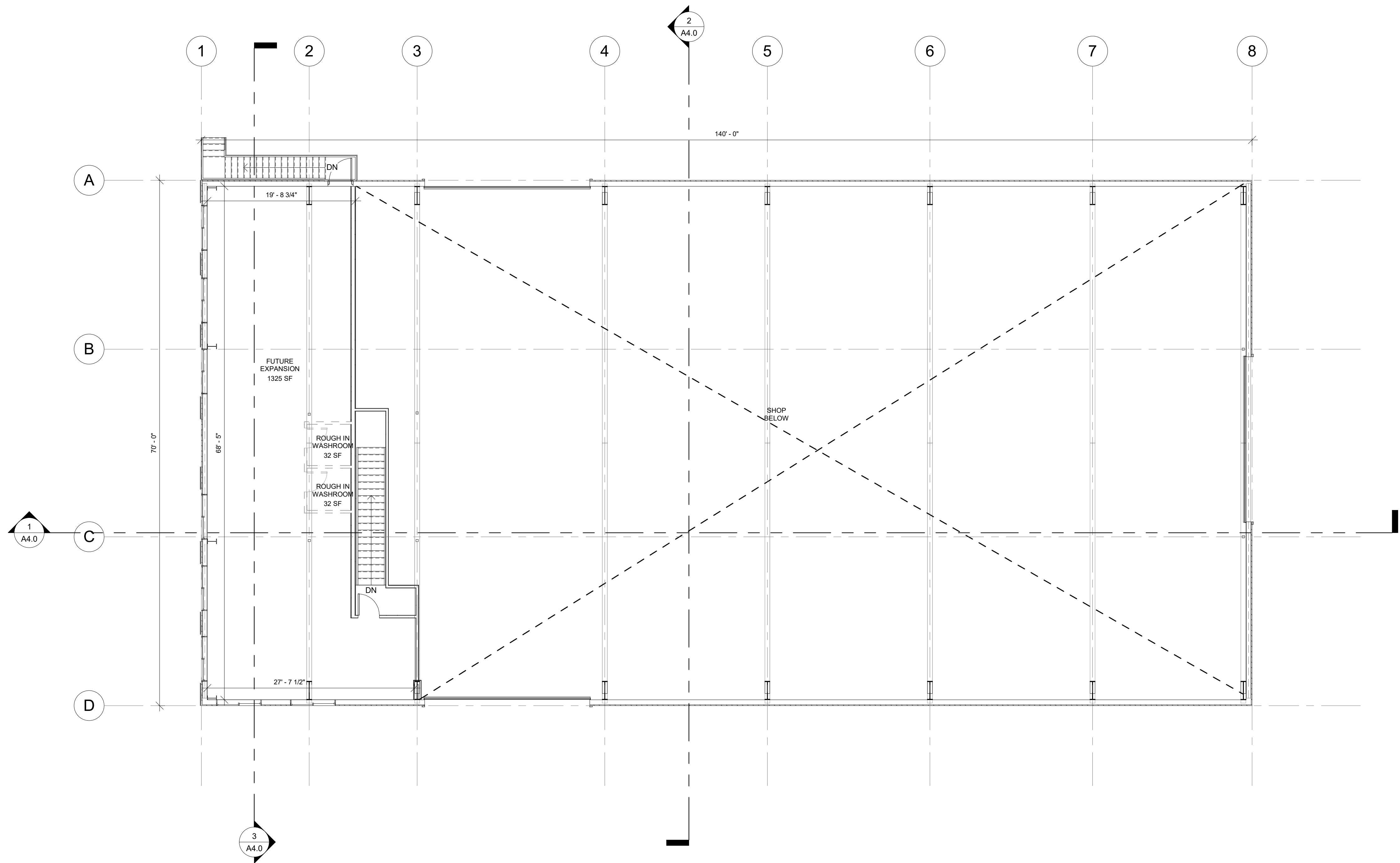
**Mezzanine floor Plan**

DRAWING NO.

**A2.10**

SHEET

**5**  
**8**



**1** Mezzanine Floor  
A2.10 1/8" = 1'-0"



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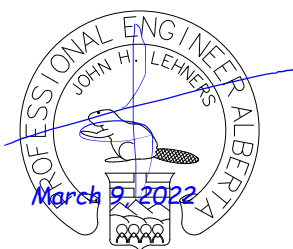
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PROJECT

**WAREHOUSE  
BUILDING WITH  
OFFICE**

DESCRIPTION

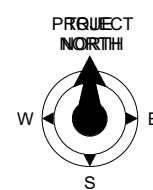
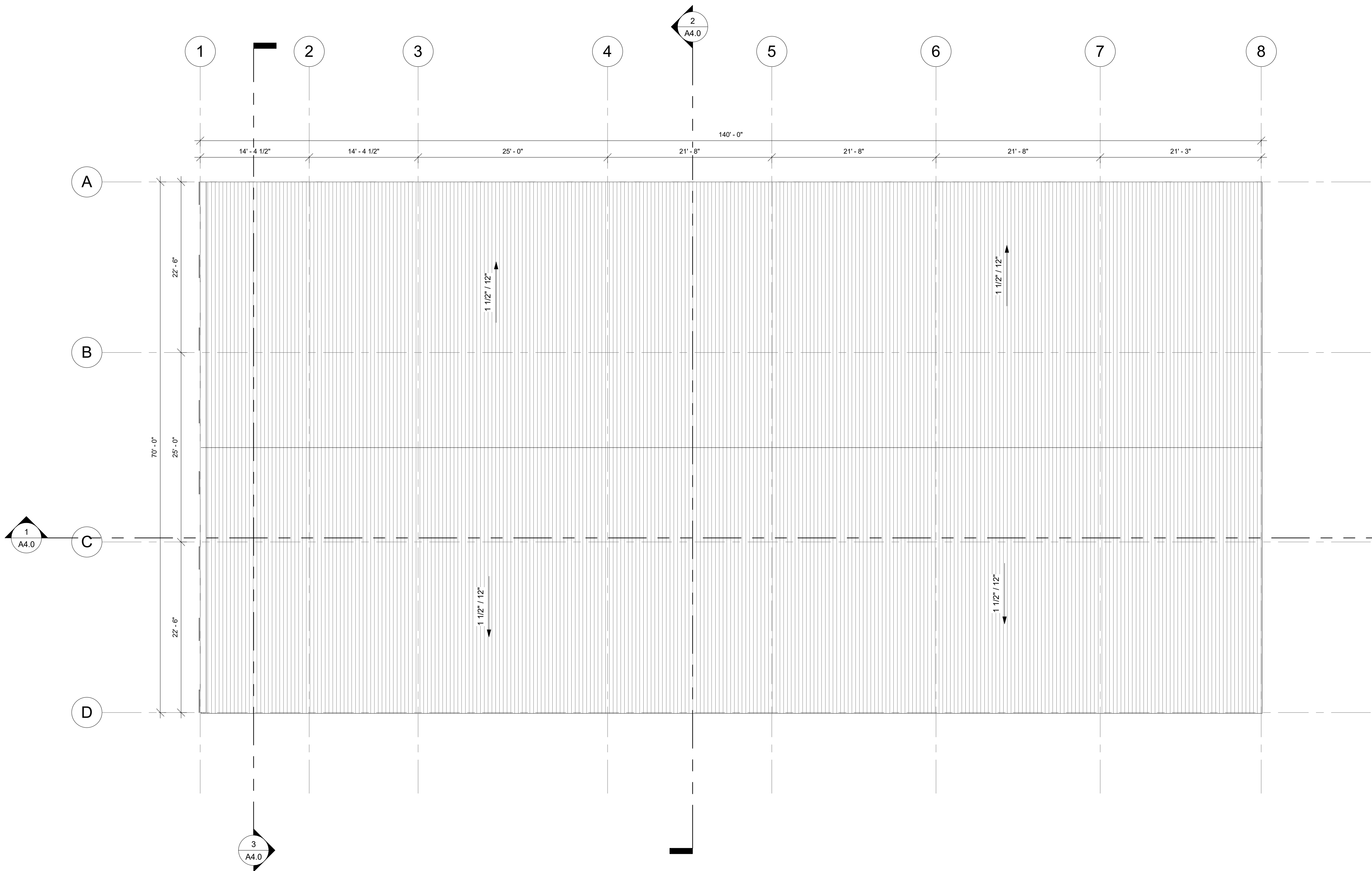
**Roof Plan**

DRAWING NO.

**A2.20**

SHEET

**6**  
**8**



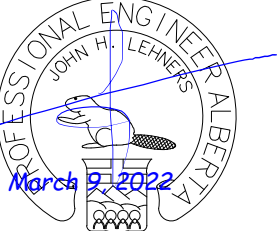
**1** T/O ROOF  
A2.20 1/8" = 1'-0"

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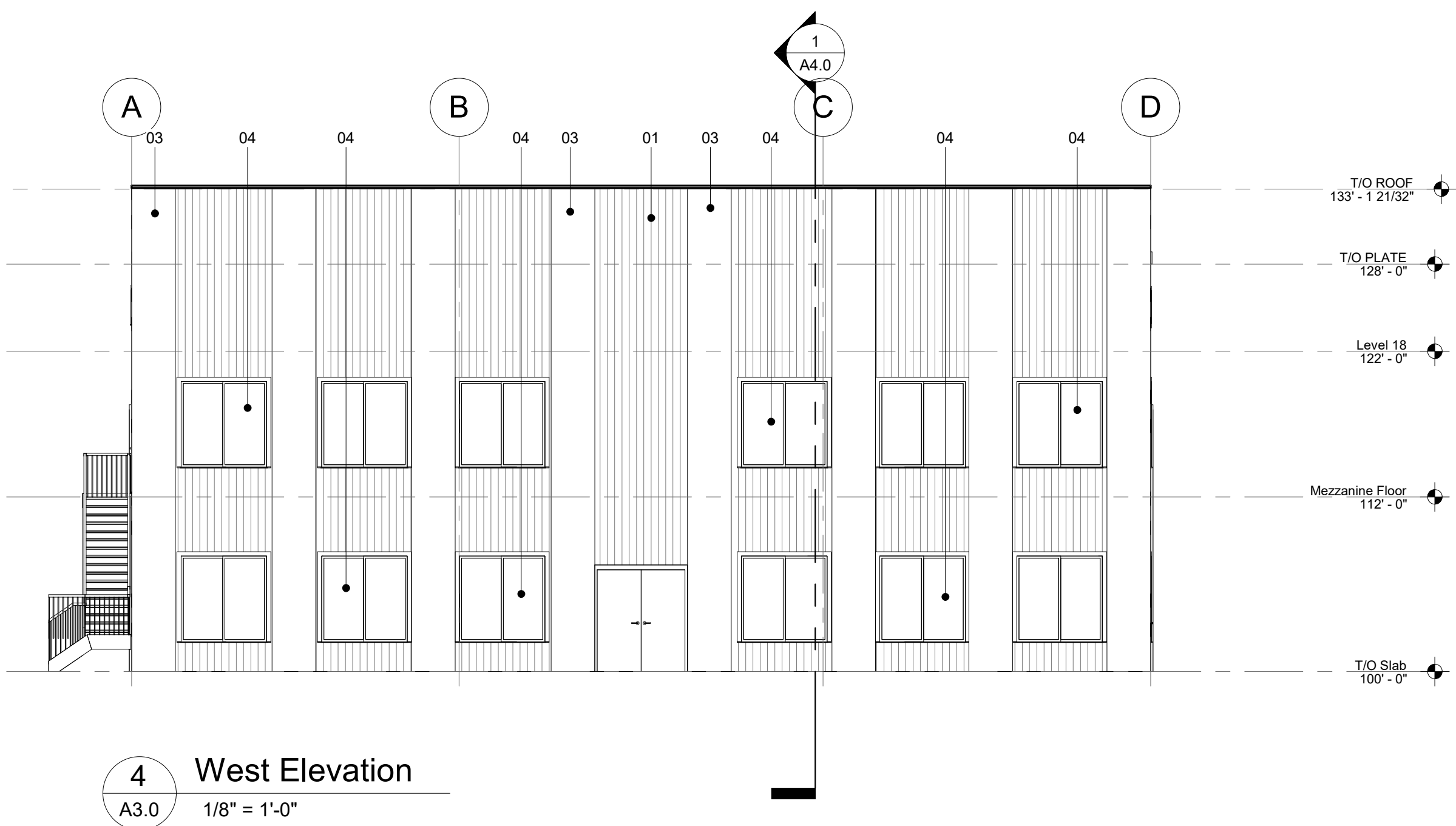
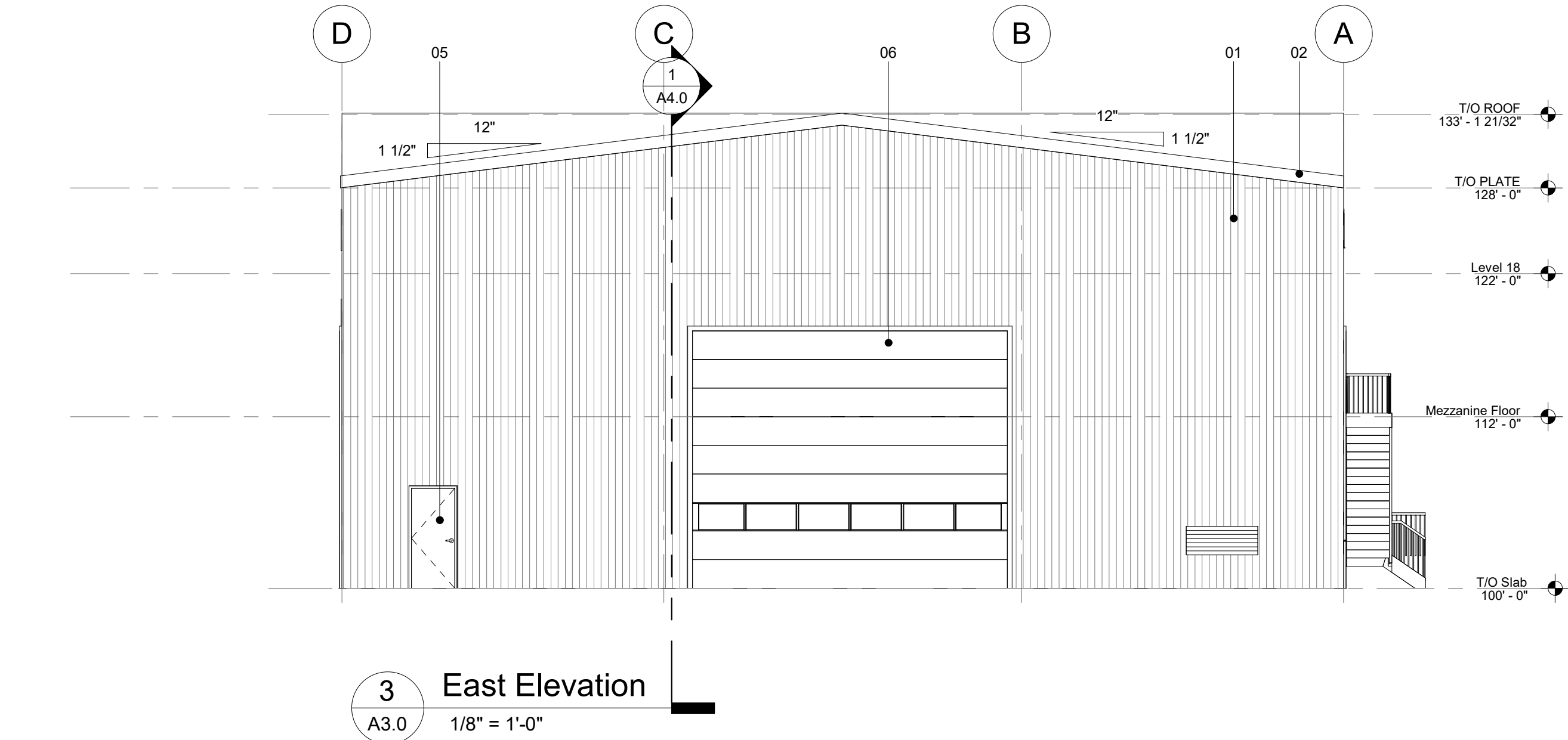
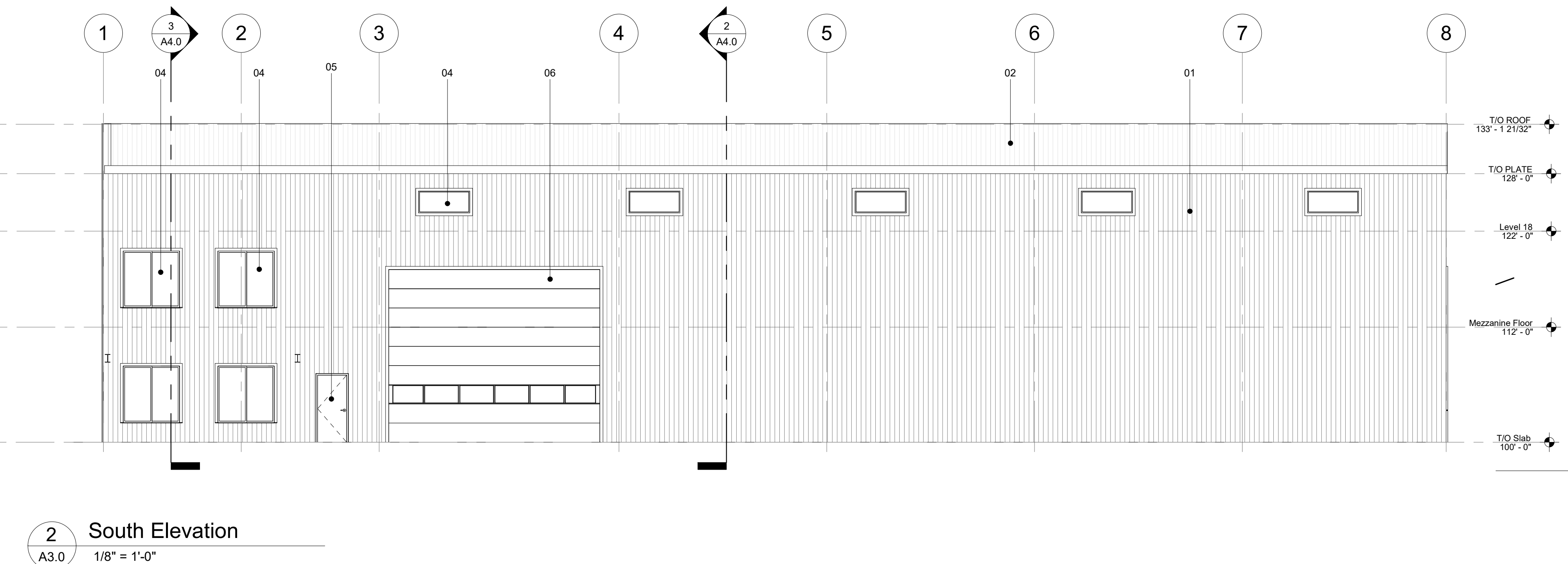
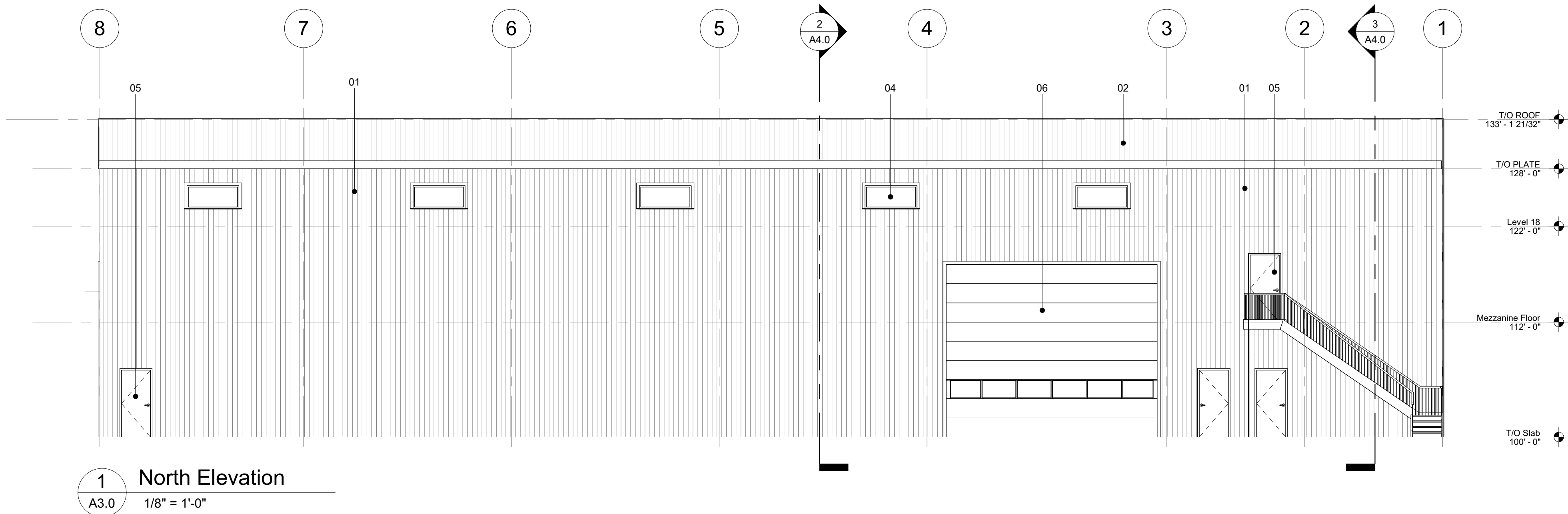
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PROJECT  
**WAREHOUSE BUILDING WITH OFFICE**

DESCRIPTION  
**Building Elevations**  
DRAWING NO. **A3.0**  
SHEET **7** / **8**

Keynote Legend	
Key Value	Keynote Text
01	EXTERIOR PREFINISHED METAL PANEL WALL- COLOR DARK GREY
02	EXTERIOR PREFINISHED METAL PANEL ROOF- COLOR DARK GREY
03	EXTERIOR PREFINISHED METAL PANEL WALL- COLOR LIGHT GREY
04	EXTERIOR FINISH - SILVER COATED LOW E GLASS
05	3'4 3/8" FT X 7 FT EXTERIOR MTL DOOR - COLOR WHITE
06	OVERHEAD DOOR- PREFINISHED METAL DOOR- COLOR WHITE

EXTERIOR COLORS AND MATERIALS SCHEDULE					
KEYNOTE NO.	MATERIAL SAMPLE	MATERIAL / PRODUCT	MANUFACTURER	COLOR / FINISH	REMARKS
1		EXTERIOR PREFINISHED WALL METAL PANEL	-	COLOR: DARK GREY	GC TO SUPPLY AND INSTALL
2		EXTERIOR PREFINISHED ROOF METAL PANEL	-	COLOR: DARK GREY	GC TO SUPPLY AND INSTALL
3		EXTERIOR PREFINISHED WALL METAL PANEL	-	COLOR: LIGHT GREY	
4		DOUBLE GLAZED WINDOW WITH BLACK FRAMES	-	SILVER COATED GLAZING	GC TO SUPPLY AND INSTALL
5		EXTERIOR METAL DOOR	-	COLOR: WHITE	GC TO SUPPLY AND INSTALL
6		EXTERIOR OVERHEAD DOOR	-	COLOR: WHITE	GC TO SUPPLY AND INSTALL







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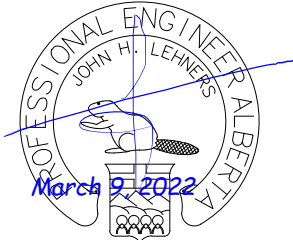
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PROJECT

**WAREHOUSE  
BUILDING WITH  
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DESCRIPTION

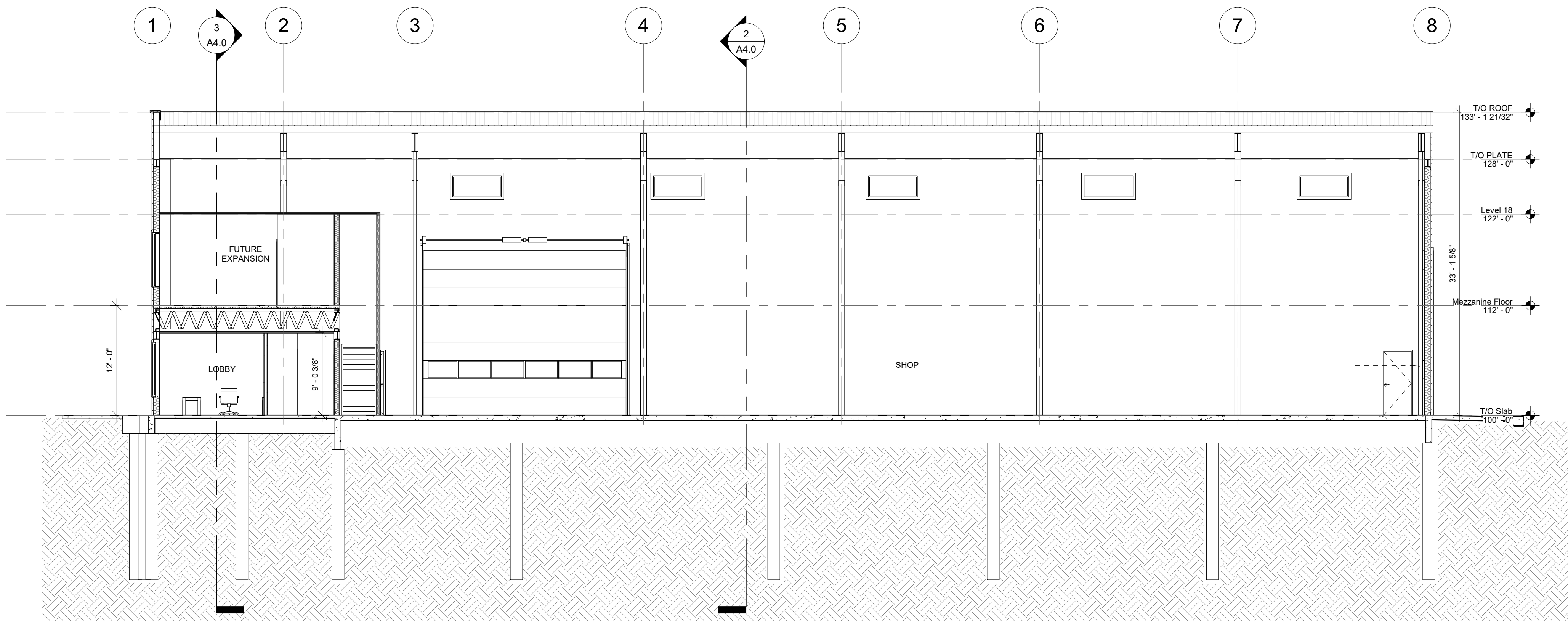
**Building Sections**

DRAWING NO.

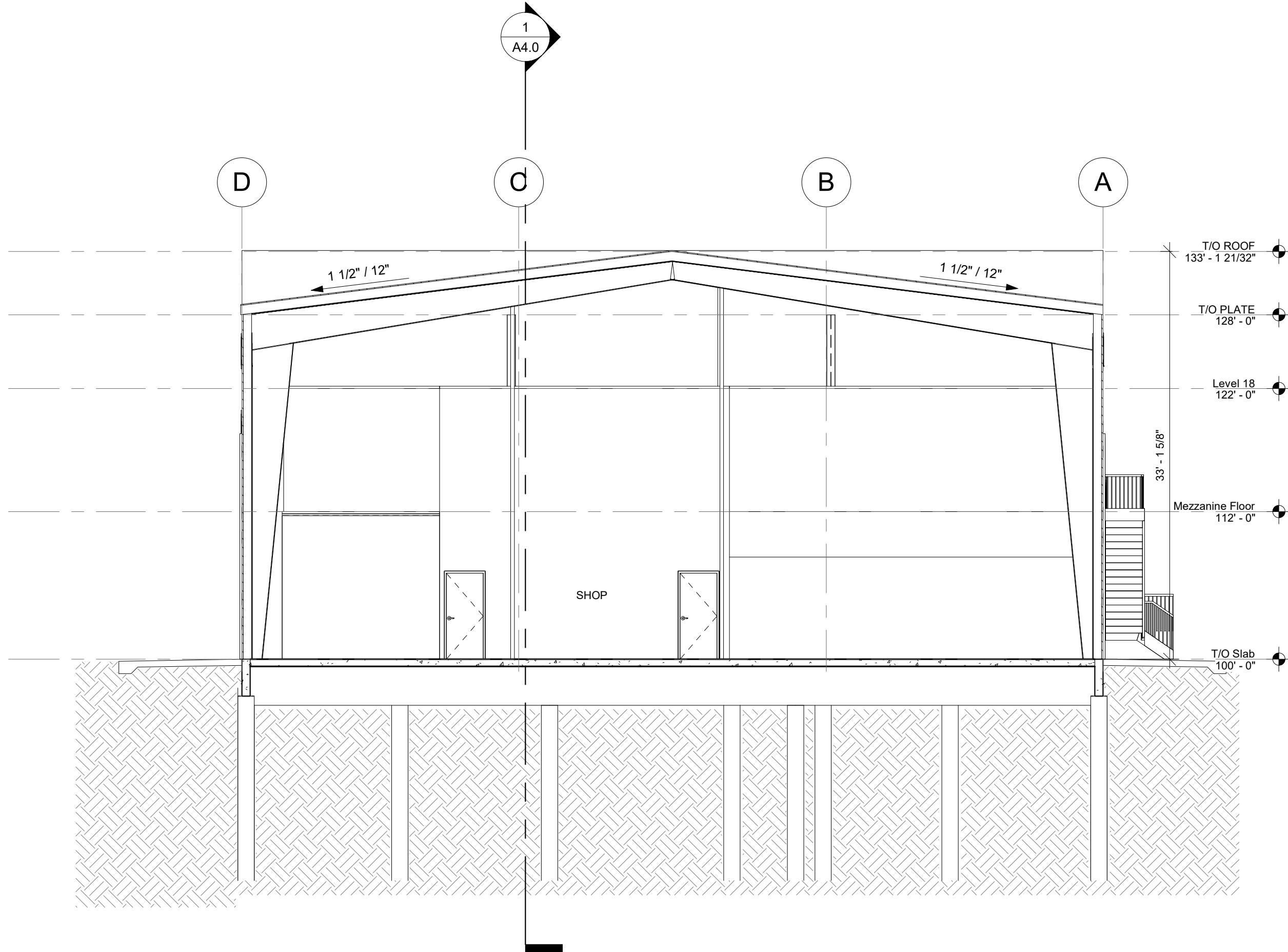
**A4.0**

SHEET

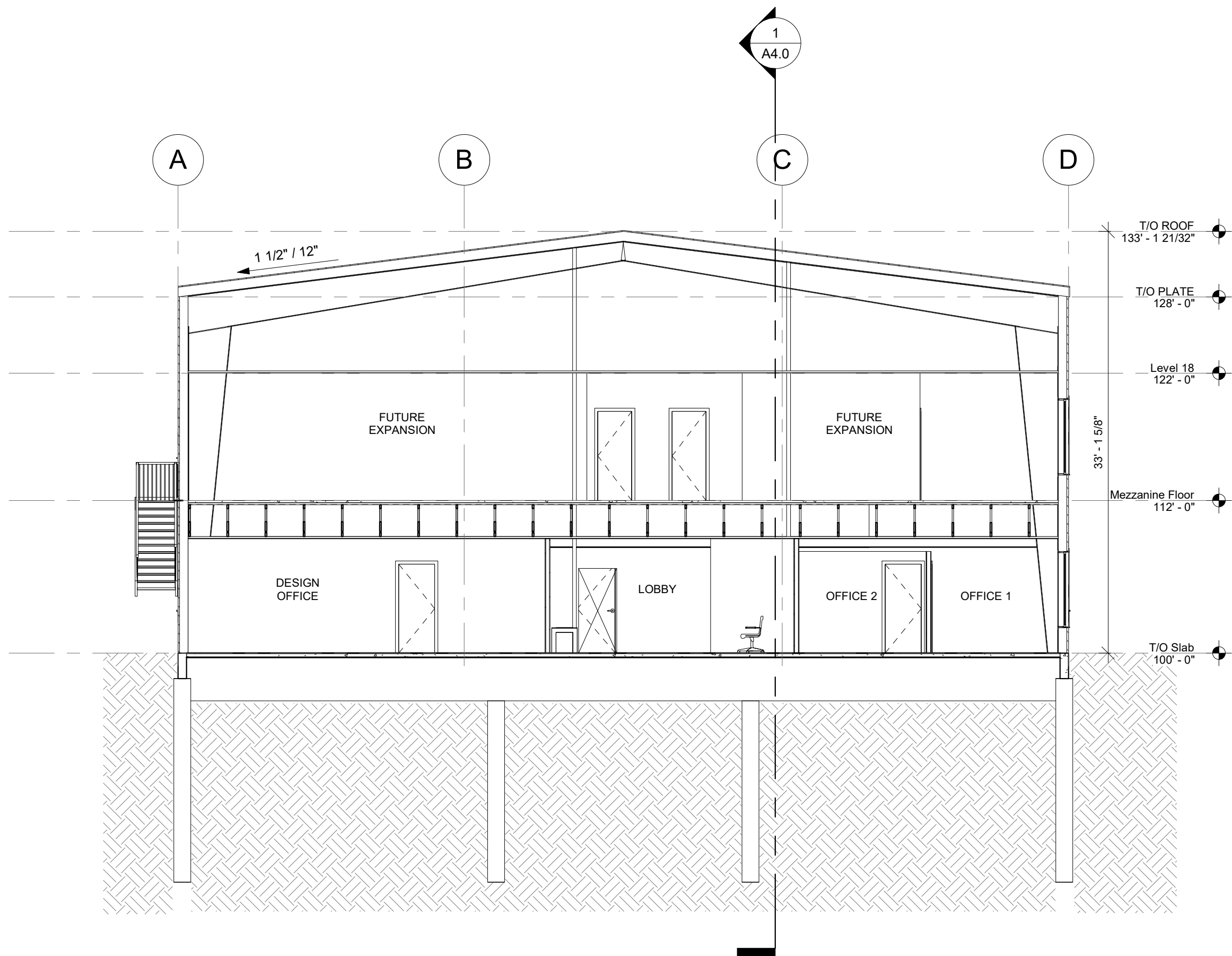
**8**  
8



**1** Section 1  
A4.0 1/8" = 1'-0"



**2** Section 2  
A4.0 1/8" = 1'-0"



**3** Section 3  
A4.0 1/8" = 1'-0"