

Project Name :- McDonald's New Restaurant New Freestanding Building - 2.8 - 70

Location :- 900, 401 Coopers BV SW, Airdrie, AB (Coopers Town Promenade)

Estimate Date :- 17th April 2018

Estimator :- Tesbee Consultancy

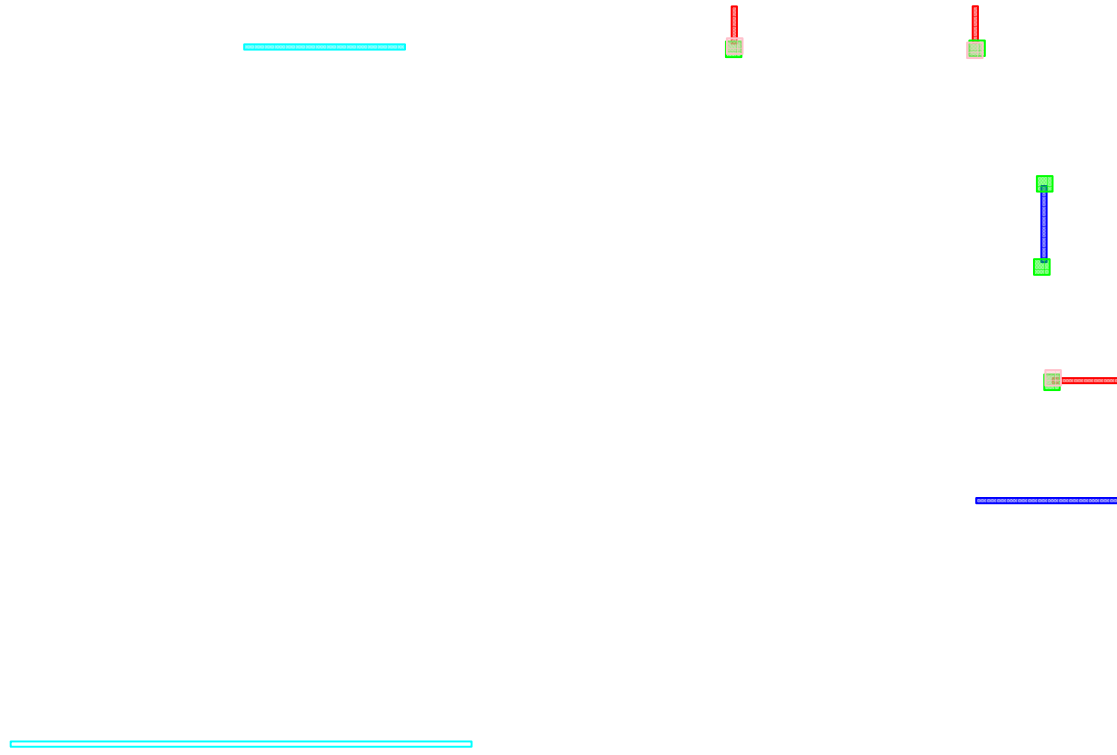
Miscellaneous Steel Estimate

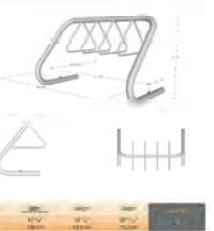
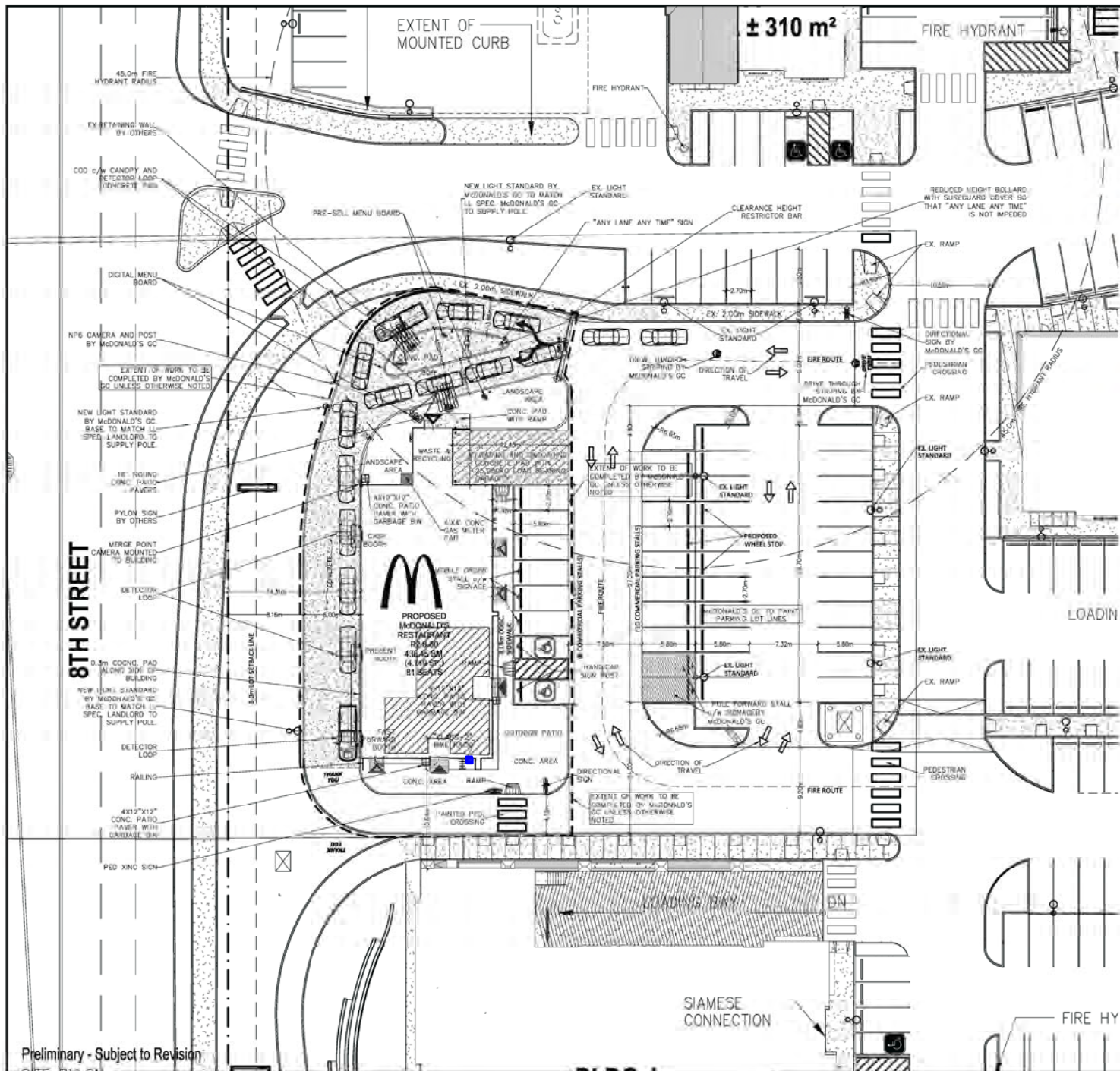
	Description	Unit	QTY	Material Rate	Material Amount	Labor Rate	Labor Amount	Unit Rate	Amount
	Miscellaneous Steel								
1	1 1/2" dia A53 grade B steel pipehandrail set into (8" dia 18" deep) concrete pier vertical space at 3'-6" O.C max with intermediate rails - 1/2" dia steel bars @ 4" O.C max.	LF	6	35.00	210.00	95.00	570.00	130.00	780.00
2	4'-3" height Concrete Filled Metal Bollard	EA	5	35.00	175.00	145.00	725.00	180.00	900.00
3	Roof Access Ladder height 19'-0" width 1'-6"	EA	1	900.00	900.00	1,200.00	1,200.00	2,100.00	2,100.00
4	Bilco type S-20 2'-6" x 3'-0" x 14 GA. Galvanized steel Roof Hatch.	EA	1	250.00	250.00	550.00	550.00	800.00	800.00
5	The R-8239-EM-SS Stainless steel wave bike rack is a high-capacity, corral-style bike stand that accommodates up to 5 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Height: 36", Cross Span: 39", Weight: 46 lbs, Material: Stainless Steel 316	EA	1	600.00	600.00	400.00	400.00	1,000.00	1,000.00
Total					2,135.00		3,445.00		5,580.00
	Insurance	3%							167.40
	Overhead and Profit	22%							1,227.60
	Total Amount				2,668.75		4,306.25		6,975.00

Notes:

Stainless steel Chase (9 Nrs) found in Kitchen area Roof and Assumed that it will be done by Kitchen Contractor or Roof Contractor

- 4 - B1 - HSS 6x4x1/4 - 9 LF
- 5 - B2 - HSS 4x4x1/4 - 14 LF
- 6 - L6x6x5/16 - 40 LF
- 7 - 1"1/4x6"x1'-6" - 5 EA
- 10 - 1"1/4x5 1/2"x1'-6" - 3 EA





- NOTES:
 - 1. NEW CITY OF VANCOUVER STANDARD FOR BIKEWAY SIGN (CONFORMANCE WITH THE BICYCLE SIGNAGE REGULATIONS) SHALL BE USED FOR ALL BIKEWAY SIGNAGE.
 - 2. ALL SIGNAGE TO BE INSTALLED SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS.
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LEGEND

- Property Line
- DP/Lease Boundary Line
- Public Access Door
- Heavy Duty Asphalt
- Stalls
- Electrical Transitions
- Public Area
- Plan Reference

NOTES

- PARKING CALCULATIONS:
 - 3 STALLS PER 100m² of Gross Floor Area
 - (438.45m² / 100.0) x 3.0 = 13.15
 - 14 SPACES ARE REQUIRED
- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM THE INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- GC TO COORDINATE AND PROVIDE SERVING LOCATES TO IBI GROUP PRIOR TO CONSTRUCTION START TO CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

CONCRETE PAD DETAILS

- 8" CONCRETE SLAB WITH 6"X6" X 66 W.W.F. ON 8" COMPACTED GRANULAR FILL 4000 P.S.I. 6% AIR SULPHATE RESISTANT

LEGAL DESCRIPTION

LOT 1, BLOCK 37, PLAN 1512868

SUBJECT SITE		KEY MAP	
DATA	REQUIRED	PROVIDED	
ZONING	C-2 COMMUNITY COMMERCIAL DISTRICT		
SETBACKS	CORNER SETBACK FROM RESIDENTIAL	6.00m	14.31m
	INTERIOR FACING (RELATIVE TO PROPERTY LINE) (MINIMUM SEPARATION)	3.00m	10.84m
DP AREA		1275.13sq.m	
EMPLOYEE AREA		320.78 sq.m	
PUBLIC AREA		117.67 sq.m	
BUILDING AREA		438.45 sq.m	
SEATS		81	
BUILDING COVERAGE		34.36%	
# of LOADING SPACES		1	
GARAGE ENCLOSURE		25.90 sq.m	
LANDSCAPE AREA		94.33 sq.m (7.40 %)	
IMPERVIOUS AREA		1180.8 sq.m (92.60%)	
DT STACKING		5 CARS	
PARKING REQUIRED		14 Stalls	
PARKING PROVIDED		25 Stalls	
BICYCLE PARKING (REQUIRED)		4.0 Class-2	
BICYCLE PARKING (PROVIDED)		4.0 Class-2	

DATE	BY	DESCRIPTION
6/2018-04-03	TW	ISSUED FOR TENDER
5/2018-10-03	TW	REVISED FOR DP SUBMISSION
4/2018-03-28	JH	ISSUED FOR REVIEW
3/2018-03-07	JH	REVISED DP SUBMISSION
2/2017-03-07	JH	RESPONSE DP SUBMISSION
1/2014-09-22	DN	UPDATED BASE SURVEY INFORMATION

McDonald's Restaurants of Canada Ltd.
 4400 Steeles Drive
 Burnaby, BC
 V5C 6Z6
 Tel: 604-294-2181

IBI GROUP
 500 - Meridith Block,
 611 Meridith Road NE,
 Calgary AB T2E 2Y6 Canada
 tel 403 270 5600 fax 403 270 5610

40613 - COOPERS TOWN PROMENADE

McDONALD'S RESTAURANTS OF CANADA LIMITED
 401 COOPERS BOULEVARD
 ANIMUS 418/818

SITE PLAN

Preliminary - Subject to Revision