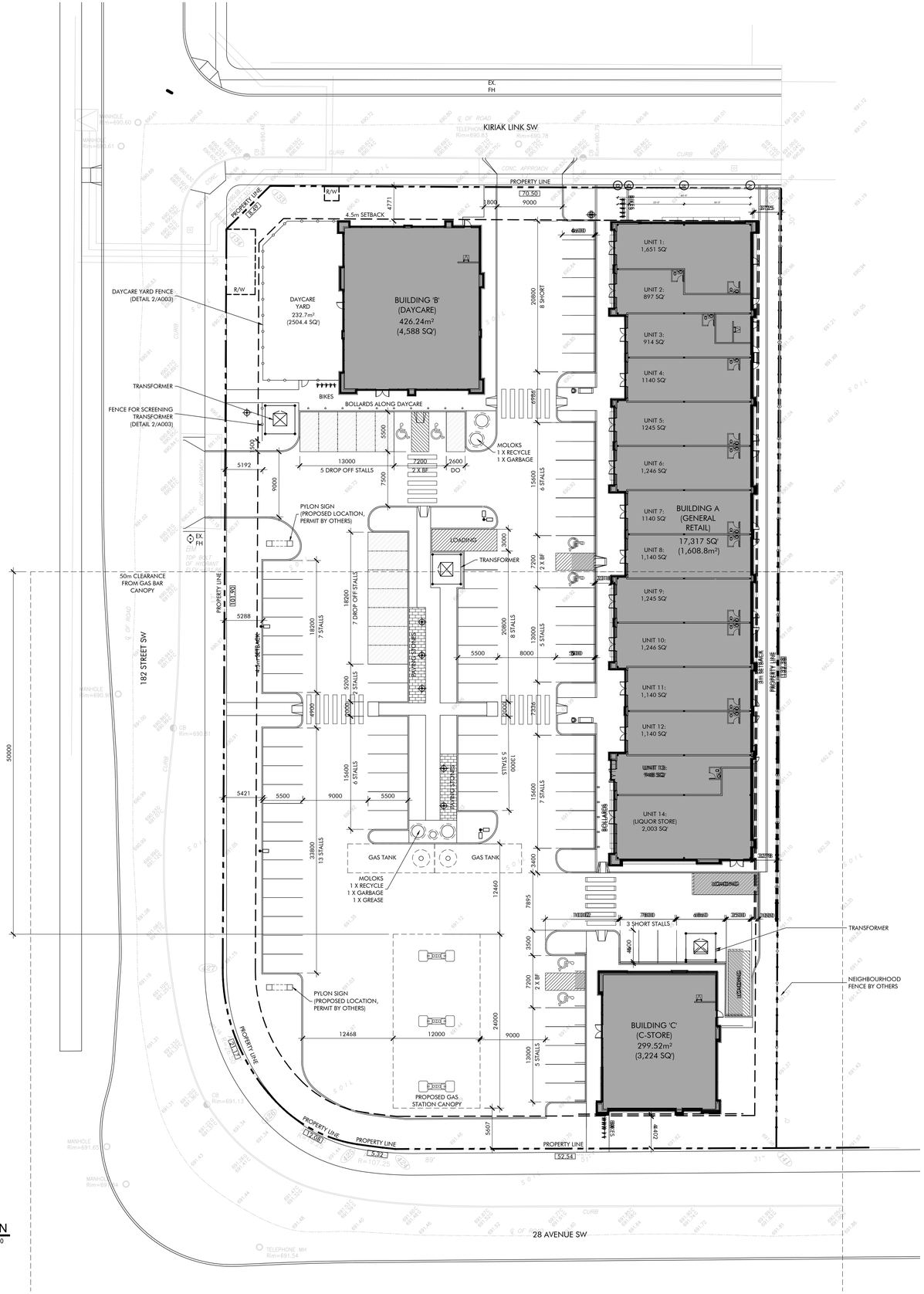


1 SITE PLAN A001
1:300

SITE STATISTICS

LEGAL DESCRIPTION: LOT 2, BLOCK 22
CURRENT ZONING: CNC
PROPOSED ZONING: CB1
AREA: 1.00ha

BUILDING STATISTICS

BUILDING AREAS

BUILDING A: 1,608.8m² (17,317 SQ')
BUILDING B (DAYCARE): 426.24m² (4,588 SQ')
BUILDING C (C-STORE): 299.52m² (3,224 SQ')

MAX BUILDING HEIGHT: 12.0m (CB1)
PROPOSED BUILDING HEIGHTS:
BUILDING A: 10.21m (TOWER HEIGHT)
BUILDING B: 8.69 m (TOWER HEIGHT)
BUILDING C:

MAX FLOOR AREA RATIO: 2.0
PROPOSED FLOOR AREA RATIO: 2,248 / 10,000 = 0.22

PARKING:

BUILDING A (GENERAL RETAIL)
1,334.71 / 40 = 34 STALLS

BUILDING A (LIQUOR STORE)
274.09 / 31.3 = 9 STALLS

BUILDING B (DAYCARE, 120 CHILDREN EST.)
PICK-UP/DROP-OFF = 13 STALLS
EMPLOYEES: 426.24 / 100 = 5 STALLS

BUILDING C (C-STORE)
299.52 / 40 = 8 STALLS

TOTAL REQUIRED: 69 STALLS
TOTAL PROVIDED: 94 STALLS

SHORT STALLS: 12 (12/94 = 13%)

BICYCLE PARKING

REQUIRED: 10% OF 67 = 7
PROVIDED: 15

ALL AREAS & DIMENSIONS REQUIRE CONFIRMATION BY SURVEYOR

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Contractor shall read drawing in conjunction with written specifications. All area calculations, dimensions and conditions shall be verified on site. Readers are advised to use at your own risk.
Any questions shall be directed to the Architect prior to proceeding with construction.
Do not scale drawings.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS MM.DD.YYYY

3	RE-ISSUED FOR ROHIT REVIEW	04.30.2019
2	RE-ISSUED FOR ROHIT REVIEW	04.23.2019
1	ISSUED FOR ROHIT REVIEW	04.11.2019

ROYAL CENTRE KESWICK

EDMONTON, ALBERTA

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SITE PLAN

30th of April, 2019

JOB #1836

DRAWN BY: BW

A001