

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 their own risk. Any questions shall be directed to the Architect prior to proceeding with construction. Do not scale drawings.



DEVELOPMENT STATISTICS	
MUNICIPAL ADDRESS:	5335 - EDMONTON BOULEVARD NW
LEGAL DESCRIPTION:	LOT 1, BLOCK 1, PLAN 2122465
ZONING:	CE1 - LOW INTENSITY BUSINESS ZONE
SETBACKS PROVIDED:	3.0m (ALL SIDES)
SITE AREA:	12,300m ² (1.23 hectares or 2.5 acres)
MAX FLOOR AREA FOR A PERMITTED USE:	2500m ²
MAX BUILDING HEIGHT ALLOWABLE:	12.0m
BUILDING 1, 2, 3, 4 HEIGHT PROPOSED:	8.5m
BUILDING STATISTICS	
BUILDING GROSS FLOOR AREAS	
BUILDING 1:	1,293m ² (13,920.0 SQ)
BUILDING 2:	1,589m ² (17,102.0 SQ)
BUILDING 3:	340m ² (3,661.0 SQ)
BUILDING 4:	340m ² (3,661.0 SQ)
TOTAL:	3,562m ² (38,344.0 SQ)
PROPOSED FAR:	3,562m ² /12,300m ² = 0.29
MAX. FAR:	2
PARKING:	
CAR PARKING STALLS PROVIDED:	103
BARBER FREE STALLS PROVIDED:	8
BICYCLE PARKING:	
TOTAL REQUIRED:	1 PER 140m ² (3,562/140 = 25)
TOTAL PROVIDED:	25
LOADING:	
TOTAL REQUIRED:	1
TOTAL PROVIDED:	1
ALL BUILDINGS ARE SPRINKLERED THERE IS NO PRINCIPAL ENTRANCE	

LEGEND:			
	PROPERTY LINE		PROPOSED AREA DRAIN REFER TO CIVIL DRAWINGS
	SETBACK LINE		PROPOSED MANHOLE CATCH BASIN REFER TO CIVIL DRAWINGS
	UTILITY RIGHT OF WAY REFER TO CIVIL DRAWINGS		PROPOSED FIRE HYDRANT REFER TO CIVIL DRAWINGS
	ALBERTA CAPITAL REGION WASTEWATER COMMISSION (URW Doc. 052 573 974)		PROPOSED CATCH BASIN REFER TO CIVIL DRAWINGS
	CITY OF EDMONTON (URW Doc. 052 443 886)		TRANSFORMER w/ PEDESTAL REFER TO ELECTRICAL DRAWINGS
	EPCOR WATER SERVICE INC. (URW Doc. 052 443 890)		PROPOSED LIGHT STANDARDS REFER TO ELECTRICAL DRAWINGS
	EPCOR WATER SERVICE INC. (URW Doc. 062 501 115)		FUTURE LEVEL 2 ELECTRICAL VEHICLE CHARGING STATION
	EXISTING FENCE		STOP SIGN
	SIDEWALK WITH TYPICAL CONTROL JOINTS		PLYON SIGN N.I.C. (BY OTHERS)
	H/C SPLAY		DIRECTIONAL WAYFINDING ON PAVEMENT
	INDICATES DESIGNATED H/C PARKING STALL PAINT TYPICAL LOGO ON ASPHALT - YELLOW		HOSE BIB
	TYPICAL - 100mm WIDE PAINTED PARKING LINES COLOR - YELLOW		EXISTING LIGHT
	PROVIDE HANDICAPPED PARKING SIGN "PERMIT REQUIRED"		PEDESTRIAN BOLLARDS
NOTE: NOT ALL SYMBOLS MAY BE SHOWN.			TRASH BIN
			BENCH

REVISIONS		MM.DD.YYYY
8	SITE	06-26-2023
7	ISSUED FOR CONSTRUCTION	03-07-2023
6	ISSUED FOR COST SAVING REVISIONS	11-30-2022
5	ISSUED FOR BUILDING PERMIT	07-29-2022
4	ISSUED FOR REVIEW	07-15-2022
3	ISSUED FOR REVIEW	07-11-2022
2	ISSUED FOR REVIEW	06-27-2022
1	ISSUED FOR REVIEW	06-13-2022

**ROYAL CENTRE
EDMONTON**

5335 - EDMONTON BOULEVARD NW
EDMONTON, ALBERTA

**Brian Allsopp
Architect Ltd**

1020 Parsons Road SW
Edmonton, Alberta, Canada T6X 0J4
Phone 780 433-7828
Fax 780 433-7371
info@brianallsopp.com
www.brianallsopp.com

SITE PLAN

MAR 07, 2023

JOB #1919

DRAWN BY:

A001

