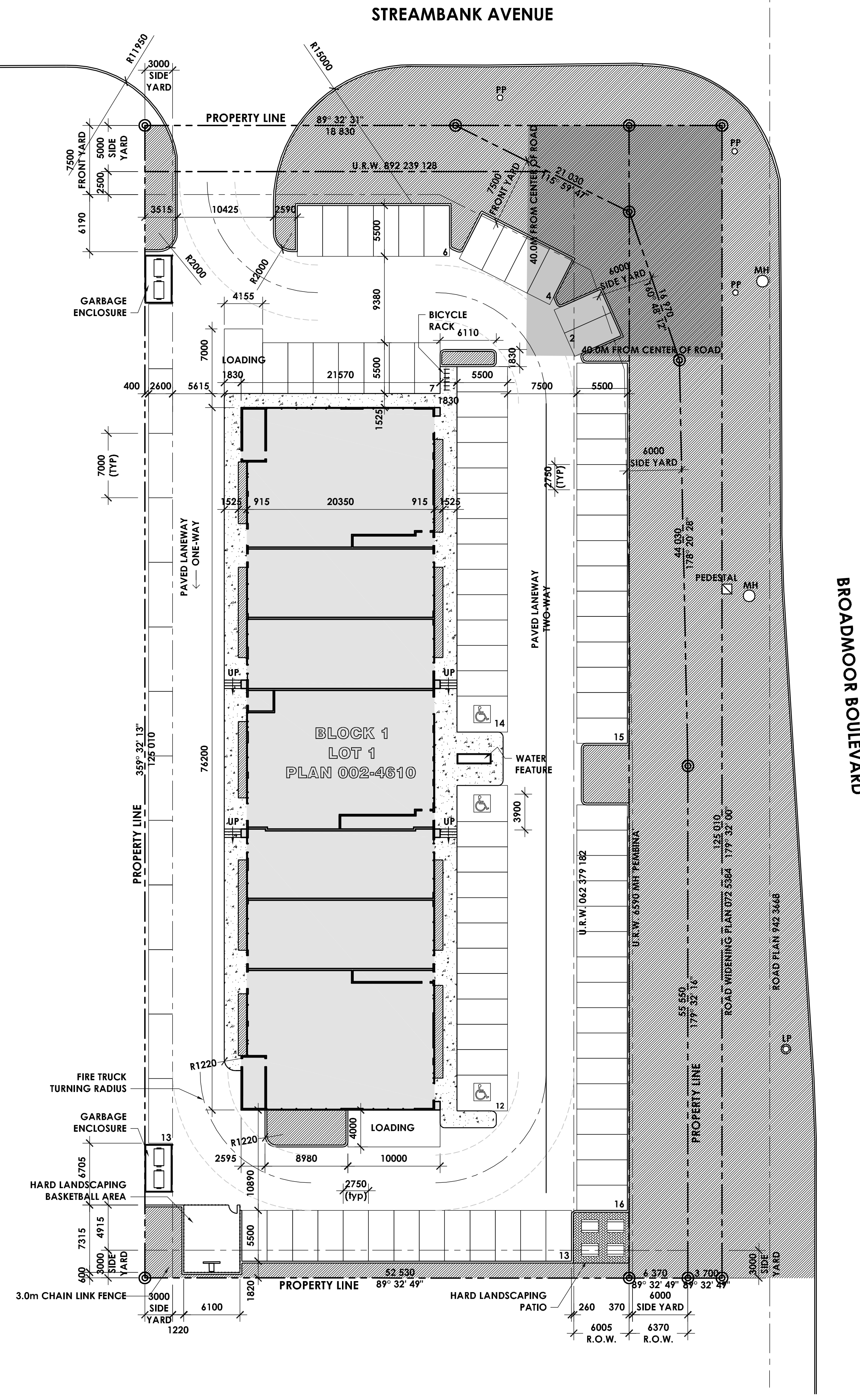


Project North
- True North @ 0° 27' 47"



1
A1.0
1:300
SITE PLAN

STREAMBANK AVENUE

BROADMOOR BOULEVARD

LOT INFORMATION:
Legal Address: Block 1 / Lot 1 / Plan 002 - 4610



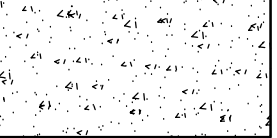
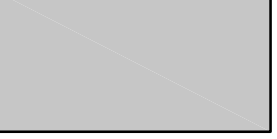
SITE INFORMATION:
Site Area: 7,132 m² (76,798 sq.ft.)
Zoning: DC67 (Direct Control District)
(located within the Heavy Industrial Overlay - 3.0km)
Permitted Use: Offices
Floor Area Ratio: Maximum F.A.R. = 0.5
Building Height: Maximum = 12.0m
Front Yard: Minimum = 7.5m
Side Yard: Minimum = 3.0m (except it is 6.0m where it abuts a flanking road)

BUILDING INFORMATION:
Proposed Building Footprint = 1,561.4 m² (16,807 sq.ft.)
Proposed Building Area:
Main Floor: 1,561.4 m² (16,807 sq.ft.)
Second Floor: 785.8 m² (8,458 sq.ft.)
Total Floor Area: 2,347.2 m² (25,265 sq.ft.)
Net Areas (not including stairwells):
Main Floor: 1,425.1 m² (15,340 sq.ft.)
Second Floor: 696.3 m² (7,495 sq.ft.)
Total Floor Area: 2,121.4 m² (22,835 sq.ft.)
Proposed F.A.R.: = 2,347 / 7,132
= 0.33 (within allowable)

PARKING:
Required Car Parking: Office Use: 3.4 stalls / 100 m² GFA
Required Stalls: = 3.4 x (2,347/100)
= 80 stalls
Provided Stalls: 102 stalls
Stalls / 1000 ft² GFA = 4.04
Required Accessible Stalls = 3
Provided Accessible Stalls = 3
Required Loading Area: 1 loading stall / 1,900 m²
= 1 x (2,347/1,900)
= 1.234
= 2 loading stalls
Provided Loading: 2 loading stalls
Required Bicycle Parking: Class II - 6 stalls / building
Provided Bicycle Rack: 6 stalls

LANDSCAPING:
- Required Landscaping in Parking Area
2.0 m² per 1 stall = 2 x 102 = 204 m²
- Required Landscaping in All Front Yards
- In commercial / industrial districts, a landscaped strip of at least 4.0m width shall be provided in front yards and flanking side yards.
- Trees / Shrubs
1 Tree per 25 m² and 1 shrub per 15m² of required yard in non-Industrial districts.
1 Tree per 15 m² and 1 shrub per 10m² of required parking area island provided minimum of 1 tree per parking island.

LEGEND:

-  Building
-  Grass / Landscaping
-  Concrete Sidewalk
-  Setback area from Road Intersection
(No building, fence, trees, or similar obstructions to visibility more than 0.6m above grade to be located in this area.)



77 Chippewa Road,
SHERWOOD PARK, ALBERTA, T8A 6J7
T: (780) 417-3757 F: (780) 417-3776

BUILDING WITH SOUL

DO NOT SCALE THIS DRAWING
VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.
THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY WAY OR FORM WITHOUT THE DIRECT WRITTEN PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF HARTWIG ARCHITECTURE INC.
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.

A) Issued for Consultants 2013.05.08
REVISIONS

CONSULTANT

CONSTRUCTION MANAGER

CLIENT
BROADMOOR OFFICES

SHERWOOD PARK, AB
SITE PLAN

SCALE: AS NOTED
DATE: MAY.08/2013
BY: SRB
CHECK BY: TH
FILE NAME: 1241 SD 1x SITE PLAN.DWG
PROJ. No.: 1241

A1.0

DWG. No.: