



AERIAL PLAN  
NOT TO SCALE

SITE INFORMATION:		
LEGAL DESCRIPTION:	LOT 1, BLOCK 1, PLAN 092 5647	
CIVIC ADDRESS:	14702 - 137 AVENUE NW, EDMONTON, AB	
ZONING:	CB2 - GENERAL BUSINESS ZONE	
TOTAL SITE AREA:	LOT 1:	448,038 sf [10.29 ACRES]
	LOT 2:	765,968 sf [17.58 ACRES]
TOTAL SITE AREA:	1,214,006 sf [27.87 ACRES]	
ROAD DEDICATION:	89,420 sf [2.05 ACRES]	
OVERALL SITE AREA:	1,303,426 sf [29.92 ACRES]	

LOTS 1 & 2 COMBINED:		
TOTAL BUILDING AREA/ LOT COVERAGE:	300,700 sf/1,214,006 sf = 24.8%	
TOTAL PARKING PROVIDED:	1,274 STALLS	
PARKING RATIO:	4.2 STALLS/ 1,000 sf	

LOT 1:		
TOTAL BUILDING AREA:	104,930 sf	
LOT COVERAGE:	104,930 sf/ 448,038 sf = 23.2%	
TOTAL PARKING PROVIDED:	460 STALLS	
PARKING RATIO:	4.4 STALLS/ 1,000 sf	

LOT 2:		
TOTAL BUILDING AREA:	195,770 sf	
LOT COVERAGE:	195,770 sf/ 765,968 sf = 25.6%	
TOTAL PARKING PROVIDED:	814 STALLS	
PARKING RATIO:	4.2 STALLS/ 1,000 sf	

PARKING SIZES:		
REGULAR CAR STALL :	9'-0" (2.7m) x 18'-0" (5.5m)	
HANDICAP CAR STALL :	12'-2" (3.7m) x 18'-0" (5.5m)	
SMALL CAR STALL (MAX. 30%):	8'-6" (2.6m) x 15'-1" (4.6m)	
MANOEUVRING AISLE WIDTH (90° STALLS):	23'-0" (7.0m)	
LOADING SPACE (MINIMUM SIZE):	9'-10" (3.0m) x 29'-6" (9.0m)	

