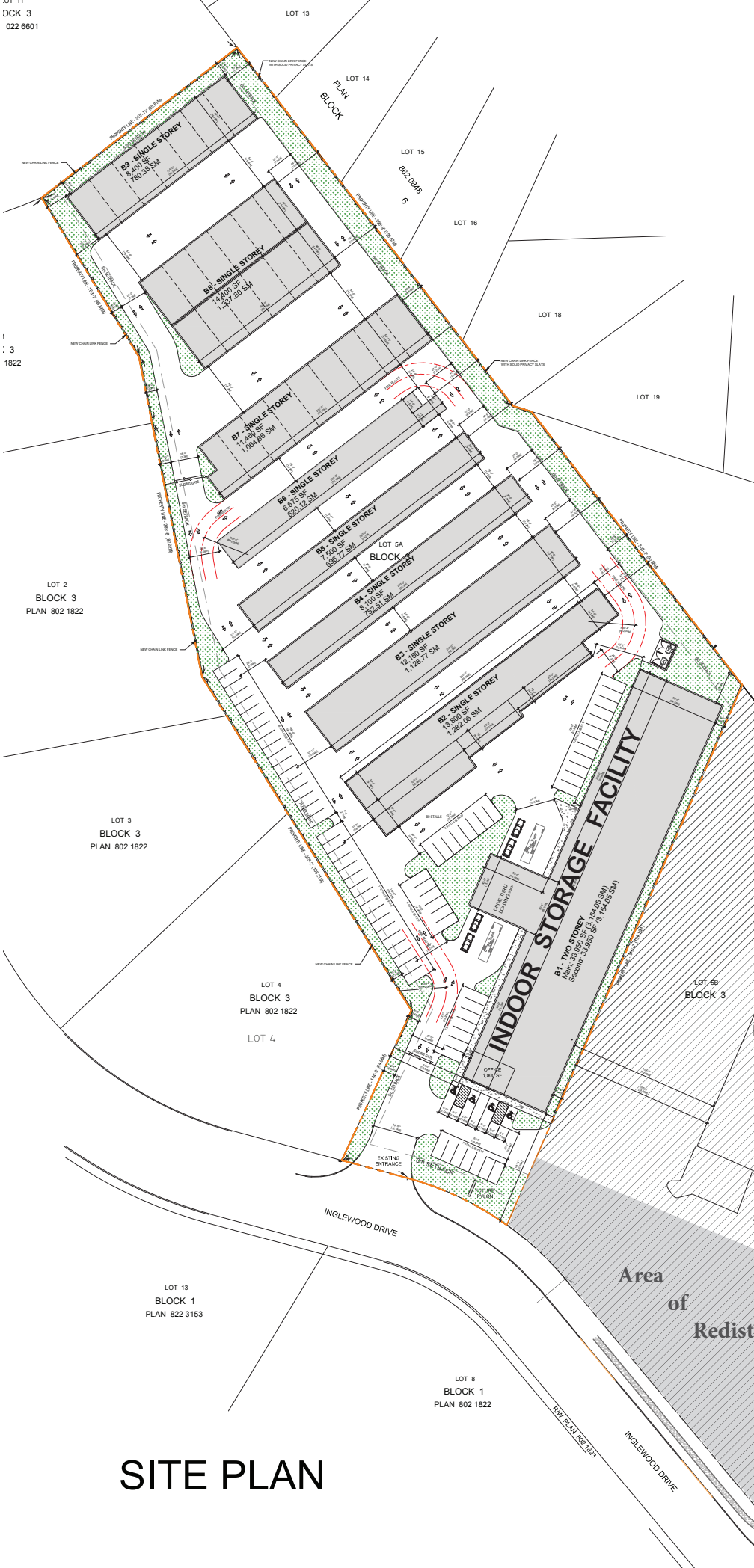




SITE DATA

LEGAL ADDRESS:

PLAN 8622803, LOT 5, BLK 3
23 BELLEROSE DR, ST ALBERT, AB T8N 5E1
OVERALL SITE AREA: 284,962 SF (26,473.8 SM)
FLOOR AREA RATIO: 0.53

BUILDING DESCRIPTION: INDOOR AND MINI STORAGE
OF STOREYS: 2 (INDOOR STORAGE)
ALL OTHER PROPOSED 1 STOREY

MAJOR OCCUPANCY: F3

BUILDING CLASSIFICATION:
STORAGE UNITS FRONT SETBACK:
6m.
SIDE SETBACK: 5m.
REAR SETBACK: 3.5m

BUILDINGS

B1 - TWO STOREY - MAIN:	33,950 SF 3,154.05 SM
SECOND:	33,950 SF 3,154.05 SM
B2 - SINGLE STOREY:	13,800 SF 1,282.06 SM
B3 - SINGLE STOREY:	12,150 SF 1,128.77 SM
B4 - SINGLE STOREY:	8,100 SF 752.51 SM
B5 - SINGLE STOREY:	7,500 SF 696.77 SM
B6 - SINGLE STOREY:	6,675 SF 620.12 SM
B7 - SINGLE STOREY:	11,460 SF 1,064.66 SM
B8 - SINGLE STOREY:	14,400 SF 1,337.80 SM
B9 - SINGLE STOREY:	8,400 SF 780.38 SM

TOTAL BUILDING AREA: 150,385 SF 13,971.17

SM SITE COVERAGE: 40.85%

SITE DENSITY: 52.7%

PARKING

PARKING REQUIRED: AS PER DEVELOPMENT OFFICER REQUIREMENTS

PARKING PROVIDED: 80 STALLS

CONDOMINIUM
PLAN 074 0617

CONDOMINIUM
PLAN 082 6477

CONDOMINIUM
PLAN 072 2296

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

CONDOMINIUM
PLAN 074 0246

SITE PLAN

MARCH 7, 2018