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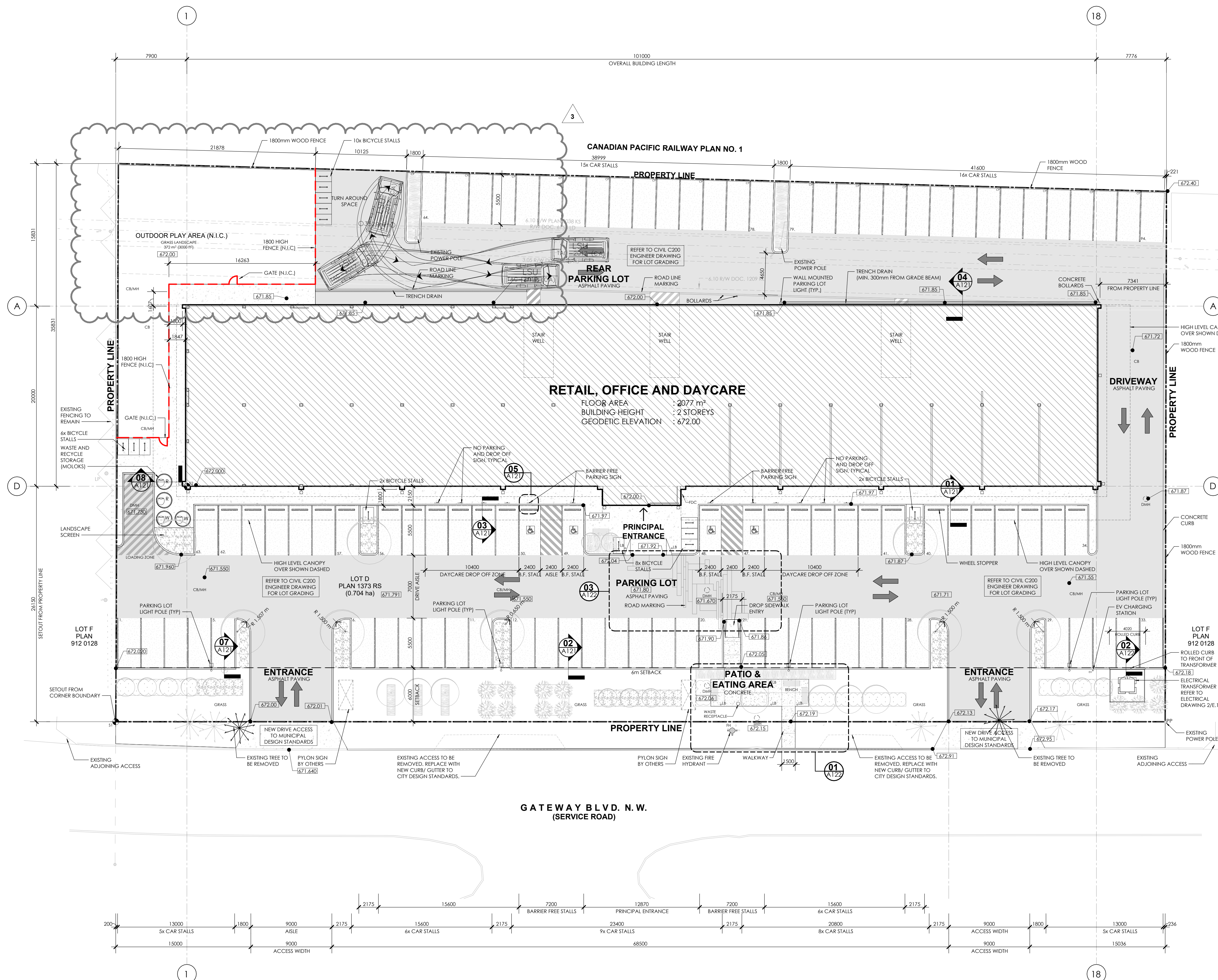
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PROJECT SUMMARY:

ZONING: GENERAL BUSINESS ZONE (CB2)
 MUNICIPAL ADDRESS: 4805 GATEWAY BOULEVARD NW EDMONTON, ALBERTA
 LEGAL ADDRESS: LOT D PLAN 1373RS
 SITE AREA: 7,014.815 m² (1.74 ACRE)
 BUILDING AREA:
 GROUND FLOOR: 2074 m² (22,324.35 FT²)
 SECOND FLOOR: 1240 m² (13,382.11 FT²)
 TOTAL: 4014 m² (43,206.34 FT²)
 SITE COVERAGE: 2470.53 m² / 7014.815 m² = 35%
 PROPOSED USE:
 GROUND FLOOR: RETAIL / MERCANTILE
 SECOND FLOOR: OFFICES/DAYCARE

SITE PLAN LEGEND:

- NEW BUILDING
- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- LANDSCAPE
- CONCRETE
- HYDRANT
- WALL LIGHT
- PARKING LIGHT POLE
- WALL MOUNTED PARKING LIGHT
- ELECTRIC CHARGING STATION
- CAR PLUGS, MOUNTED TO FENCE
- GEODETIC ELEVATION MARKER
- LIGHT BOLLARD

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL PROPERTY LINE DIMENSIONS PRIOR TO CONSTRUCTION.

NEW LANDSCAPE DESIGN SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPING PLANS PREPARED BY DESIGN NORTH LANDSCAPE ARCHITECTS

REV	DATE	DESCRIPTION	BY
1	03.08.24	ISSUED FOR CONSTRUCTION	GH
2	08.03.24	ISSUED FOR CONSTRUCTION	GH
3	21.09.23	ISSUED FOR BUILDING PERMIT	GH
4	25.05.23	ISSUED FOR TENDER	GH

Project: **COMMERCIAL DEVELOPMENT**
 ALLIANCE CENTRE GATEWAY
 FOR: ALLIANCE MJ DEVELOPMENTS LTD.
 4805 GATEWAY BOULEVARD NW
 EDMONTON, AB
 Drawing Title:

SITE PLAN

Project No: 2131-7 Date: DEC. 2023
 Scale: AS SHOWN Plot Date: 5/3/2024
 10:54:59 AM
 Chk'd: GH, VP Drafted: JP





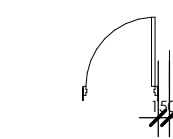
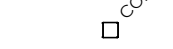
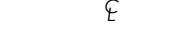




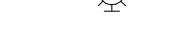



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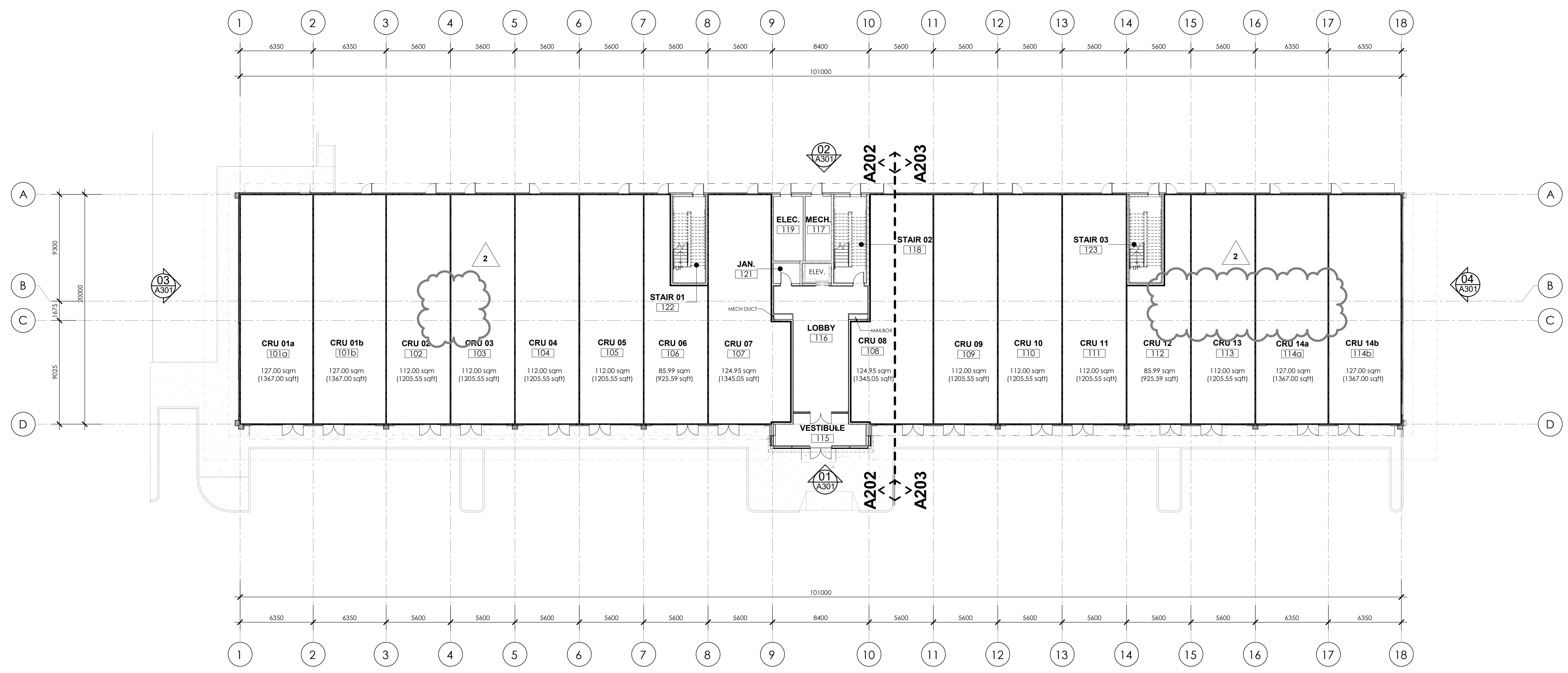
Sheet Number: A101 Rev: 3

01 SITE PLAN
 A101 SCALE: 1:200

FLOOR PLAN LEGEND

-  EXTERIOR INSULATED STEEL STUD WALL. REFER TO CONSTRUCTION SCHEDULE
-  INTERNAL STEEL STUD WALL. REFER TO CONSTRUCTION SCHEDULE
-  FUTURE DEMISING WALL
-  CMU/ CONCRETE WALL
-  DOOR AND FRAME (MIN. 150mm FROM INTERNAL WALL)
-  COLUMN
-  CENTERLINE
-  FLOOR ELEVATION
-  RAIN WATER LEADER
-  FIRE EXTINGUISHER
-  FIRE EXTINGUISHER W/ CABINET
-  MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS FOR CLEARANCES
-  WALL MOUNTED LIGHTING

ALL CRU DELINEATIONS ARE SHOWN FOR INFORMATION ONLY AND MAY CHANGE DURING TENANT IMPROVEMENTS.



01 OVERALL GROUND FLOOR PLAN
A201 SCALE: 1 : 200

REV	DATE	DESCRIPTION	BY
2	26.01.24	ISSUED FOR BUILDING PERMIT	GH
1	21.09.23	ISSUED FOR BUILDING PERMIT	GH
0	29.05.23	ISSUED FOR TENDER	GH

PRELIMINARY

Project: **COMMERCIAL DEVELOPMENT**
ALLIANCE CENTRE GATEWAY
FOR: ALLIANCE MJ DEVELOPMENTS LTD.
4805 GATEWAY BOULEVARD NW
EDMONTON, AB
Drawing Title:

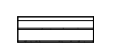
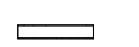


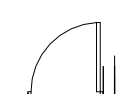
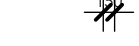

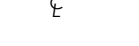


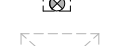


OVERALL GROUND FLOOR PLAN

Project No: 2131-7	Date: 16/02/2024	DEC. 2023
Scale: AS SHOWN	Plot Date: 5/28/2024	
CHK'd: GH, VP	Drafted: JP	

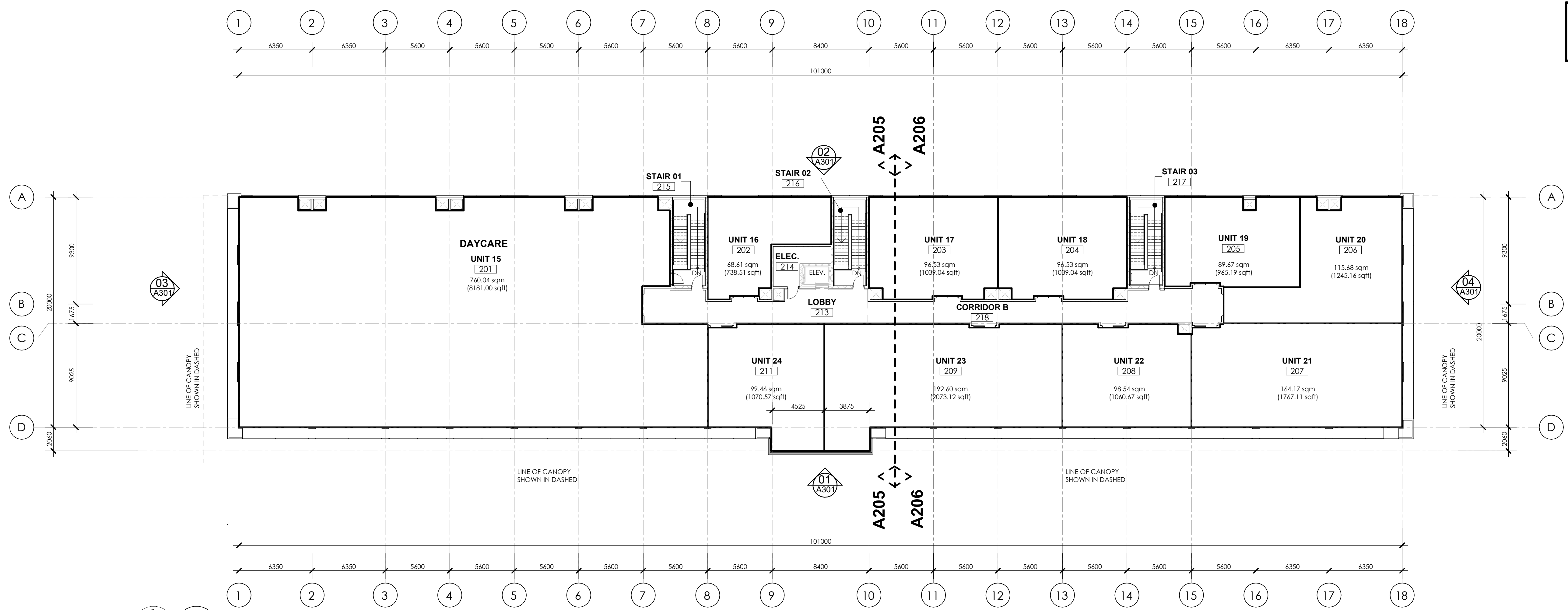
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FLOOR PLAN LEGEND

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-  INTERNAL STEEL STUD WALL. REFER TO CONSTRUCTION SCHEDULE
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-  RWL RAIN WATER LEADER
-  FIRE EXTINGUISHER
-  FIRE EXTINGUISHER W/ CABINET
-  MECHANICAL SHAFT, REFER TO MECHANICAL DRAWINGS FOR CLEARANCES
-  WALL MOUNTED LIGHTING

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01 OVERALL SECOND FLOOR PLAN
A204 SCALE: 1 : 200

REV	DATE	DESCRIPTION	BY
0	25.05.23	ISSUED FOR TENDER	GH

Stamp:

PRELIMINARY

Project:
COMMERCIAL DEVELOPMENT
 ALLIANCE CENTRE GATEWAY
 FOR: ALLIANCE MJ DEVELOPMENTS LTD.
 4805 GATEWAY BOULEVARD NW
 EDMONTON, AB
 Drawing Title:

OVERALL SECOND FLOOR PLAN

Project No: 2131-7	Date: DEC. 2023
Scale: AS SHOWN	Plot Date: 3/27/2024 12:53:35 PM
Chk'd: GH, VP	Drafted: JP

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