



Development Permits for New Non-Residential Large Scale Residential (5+ Units), and Mixed Use

Edmonton

Development Approvals and Inspections Section

Floor Plan Standards

All the information below must be included on the Floor Plan submitted as part of a Development Permit application for Non-Residential, Large Scale Residential (5+ Units), and Mixed Use developments.

This checklist identifies the **minimum information** required for application review. The Development Planner may request additional information deemed necessary to review the application.

Submission of **incomplete drawings** will **delay** application processing or **refusal** to consider the application complete for review

Plans must be to scale and dimensioned (metric*) with a minimum scale of 1:500.

*Imperial scale conversions may also be provided, eg: 6m (19.8'), 25m² (269.1 ft²)

Building information

- Dimensions of interior and exterior of building
- Layout of all interior and exterior walls
- Cross sections showing all materials used for the structure and building height
- Total floor area (m²) of each floor in each building
- Total floor area of each building
- Illustrate and label:
 - all doors, stairs and window locations
 - main entrance of building clearly illustrated and discernable from all other entrances
 - any cantilevers and projections, and include projection dimensions
- Illustrate and dimension existing or proposed mezzanine areas
- Indicate existing, approved or proposed land Use for each individual business premises
- Illustrate and label the function of all proposed/existing room uses on each floor:
 - non-residential development examples include office space, storage areas, mechanical rooms and amenity areas,

- residential development, examples include living rooms, bedrooms, kitchens, bathrooms, etc.
- Identify the location and provide dimension and area of of amenity areas and include details such as furniture, seating, lighting
 - rooftop amenity area must include details such as fencing, privacy screening, planters, any proposed structures, location of light fixtures and the intended use of the space (i.e. eating and drinking)
 - decks/ balconies must include the width and length & the projection dimension (if applicable)
- Indoor bike parking must include information detailed under “Bike Parking” on the Site Plan Standard
- Indoor vehicle parking spaces (i.e. parkade) must include information detailed under “Vehicle Parking” on the Site Plan Standard

Additional requirements for Food and Drink Service or Bar

- Seating plan (location of tables)
- Proposed total number of occupants
- Public space and floor area

Additional requirements for Child Care Service

- Total number of children
- Number of children per room
- Location of toy sinks
- Label Indoor play, rest, and seating areas

Additional requirements for Minor and Major Industrial

- Floor area of distinct business functions
 - examples include fabrication area, sales centre area, etc.
- Illustrate and dimension
 - any indoor storage of hazardous or explosive materials*

*Provide a detailed list of the types of hazardous or explosive materials to be stored on site, if known