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CONSULTANT

SEAL

NOT FOR CONSTRUCTION

DATE

ISSUES & REVISIONS LOG

NO.	DATE	DESCRIPTION	BY
1	2023	CLIENTS REVIEW AND APPROVAL	
2	2023	DEVELOPMENT PERMITS	
3	2023	DEVELOPMENT PERMITS - REVISED	
4	2023	PROGRESS BEFORE CONSTRUCTION	

PROJECT

Prince Albert
Hyatt Hotel
7th Avenue East
Prince Albert, SK

SHEET CONTENTS

SITE PLAN

CHECKED BY SCALE AS SHOWN

DRAWN BY CIVE DATE 17 MAR 2023

KEYPLAN SHEET NO.

A.111

2 OF 2

DATE 2023

BUILDING CODE SYNOPSIS

APPLICABLE CODE:
NATIONAL BUILDING CODE OF CANADA 2020

A.3.1.2 USE CLASSIFICATION:
HOTEL
MEETING
INDOOR SWIMMING POOL
BREAKFAST

OCCUPANCY:
MAJOR
SUBSIDIARY
MAJOR
SUBSIDIARY

3.1.2.1 OCCUPANCY CLASSIFICATION:
3.2.2.5.1 GROUP C - UP TO 8 STOREYS - SPRINKLERED

3.9.2.1 BUILDING AREA:

HOTEL	21,185.5 F. (1,926.46 SQM)	81%
MEETING	826.5 F. (69.57 SQM)	2%
INDOOR SWIMMING POOL	3,174.5 F. (294.87 SQM)	12%
BREAKFAST	1,295.5 F. (120.31 SQM)	5%
TOTAL BUILDING AREA	26,275.5 F. (2,441.21 SQM)	100%

AFFECTED BY ALTERATION: (0.00 SQM)

3.2.2.10 BUILDING ACCESS:
FACING 2 STREETS

3.1.4 BUILDING CONSTRUCTION:
COMBUSTIBLE

3.2.1.4 FIRE SEPARATIONS AND RATINGS:

TYPICAL FLOORS	60MIN.
ROOF	60MIN.
SUITE SEPARATION WALLS	60MIN.
LOAD BEARING WALLS/COLUMNS	60MIN.

OTHER FIRE SEPARATIONS AND RATINGS:

CORRIDORS	60MIN.
STAIRS	60MIN.
SERVICE ROOMS	60MIN.
ELEVATOR SHAFTS	60MIN.
JANITORS ROOMS	60MIN.
COMMON LAUNDRY ROOMS	60MIN.

3.8.2.7 POWER DOOR OPERATORS: YES

3.2.5.8 STANDPIPE SYSTEM: YES

3.2.2.18 SPRINKLERED: YES

3.2.4.1 FIRE ALARM: YES

3.4.2.5.1 TRAVEL DISTANCE TO AT LEAST ONE EXIT:

HOTEL	MAX 45m (147ft) - REFERENCE 3.4.2.5 (c)
MEETING	MAX 45m (147ft) - REFERENCE 3.4.2.5 (c)
INDOOR SWIMMING POOL	MAX 45m (147ft) - REFERENCE 3.4.2.5 (c)

3.1.17.1 OCCUPANT LOAD - MAIN FLOOR:

HOTEL	24 ROOMS	= 48 PERSONS
MEETING	60.575 SQM / 1.95	= 32 PERSONS
INDOOR SWIMMING POOL	CAPPED # OF OCCUPANTS	= 22 PERSONS
TOTAL		= 102 PERSONS

3.4.3.2 EXIT WIDTH - MAIN FLOOR:

REQUIRED EXIT WIDTH	102 x 6.1 = 622.2mm (25 in)
EXIT DOOR(S) PROVIDED:	
# OF SINGLE DOOR	= 5
# OF DOUBLE DOOR	= 1
PROVIDED EXIT WIDTH	= 840.1mm (252 in)

3.1.17.1 OCCUPANT LOAD - TYPICAL (2ND - 4TH):

HOTEL	41 ROOMS	= 132 PERSONS
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3.4.3.2 EXIT WIDTH - TYPICAL (2ND - 4TH):

REQUIRED EXIT WIDTH	132 x 6.1 = 805.2mm (32 in)
EXIT DOOR(S) PROVIDED:	
# OF SINGLE DOOR	= 3
PROVIDED EXIT WIDTH	= 274.3mm (108 in)

4.1.2 (3) & T4.1.2.1. BUILDINGS OF IMPORTANCE:
NORMAL BUILDINGS

3.7.2.2 PLUMBING FIXTURE:

REQUIRED:	INDOOR SWIMMING POOL	PROVIDED:	INDOOR SWIMMING POOL
MALE = 1		MALE = 2	
FEMALE = 2		FEMALE = 2	
REQUIRED:	MEETING	PROVIDED:	MEETING
MALE = 1		UNISEX HC = 1	
FEMALE = 1		UNISEX = 1	

PROJECT INFORMATION

CIVIC ADDRESS:
7TH STREET EAST, PRINCE ALBERT, SK

LEGAL ADDRESS:
PARCEL 4
PLAN 102291646

ZONING:
C4 - HIGHWAY COMMERCIAL

SITE AREA:
174,351.5 F. (16197.73 SQM)

BUILDING HEIGHT:
MAXIMUM 72 FT. (22.0M)
PROPOSED: 50.0 FT. (15.2M)

LOT COVERAGE:
MAX ALLOWABLE: 35.0%
PROPOSED: 11.2%

SETBACKS:
NORTH (FRONT): 25 FT. (7.5M)
SOUTH: 10 FT. (3.0M)
EAST: 20 FT. (6.0M)
WEST: 10 FT. (3.0M)

BUILDING AREA:
MAIN FLOOR: 23,000.5 F. (2142.34 SQM)
2ND FLOOR: 19,048.5 F. (1771.10 SQM)
3RD FLOOR: 19,988.5 F. (1841.16 SQM)
4TH FLOOR: 19,988.5 F. (1841.16 SQM)
TOTAL: 82,026.0 F. (7621.76 SQM)

MIXED USE BUILDING AREA:
COMMERCIAL: (0.00 SQM)

PARKING REQUIRED:

1 PER HOTEL SUITE	= 139.0
MEETING ROOM	+ 3.2
1 PER 10 SEATS	= 143 STALLS

PARKING PROVIDED: = 155 STALLS

BARRIER FREE PARKING: = 3

HYATT STUDIO UNITS:

ROOM STYLE	ROOM COUNT	%
KING	12	17%
KING KING CONNECTOR	4	6%
KING KING STUDIO	34	49%
KING KING STUDIO WIDE	4	6%
KING KING STUDIO HC TUB	1	1%
1BR HC SHOWER	2	3%
EXECUTIVE 1BR	6	9%
KING STUDIO CONNECTOR	6	9%
TOTAL SUITE COUNT	69	100%

HYATT SELECT UNITS:

ROOM STYLE	ROOM COUNT	%
KING	16	23%
KING WIDE	1	1%
KING KING	32	46%
KING KING WIDE	2	3%
KING HC TUB	2	3%
KING HC SHOWER	2	3%
EXECUTIVE 1BR	3	4%
KING KING CONNECTOR	9	13%
KING CONNECTOR	3	4%
TOTAL SUITE COUNT	70	100%
OVERALL SUITE COUNT	139	

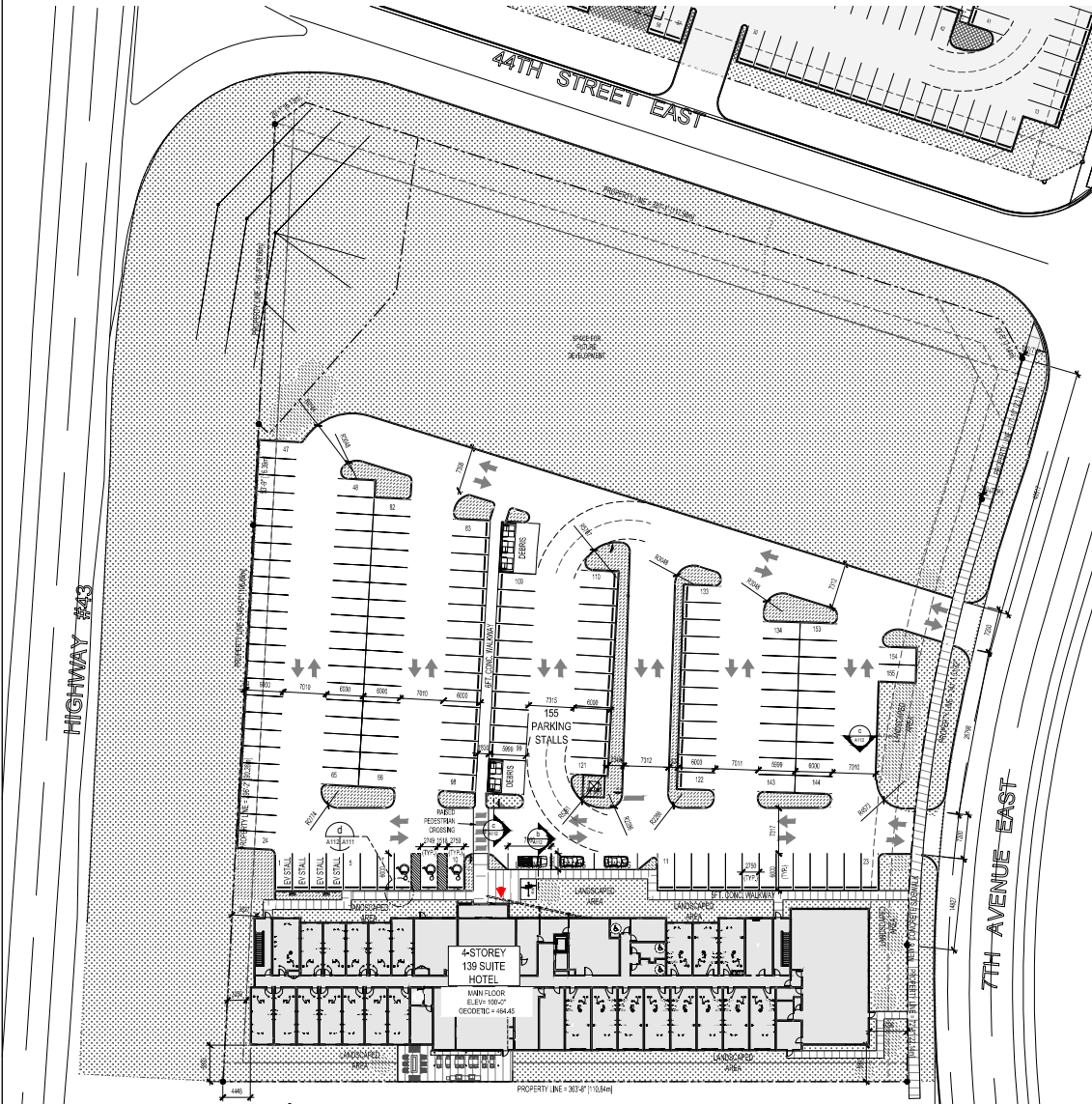
GENERAL SITE NOTES:

1. ALL PORTIONS OF VEHICLE ROUTE ARE STRUCTURALLY CAPABLE OF SUPPORTING FIRE TRUCK WEIGHT OF 35,590KG

SITE SYMBOL LEGEND:

- EXTENT OF PROPOSED BUILDING AREA
- EXTENT AND LOCATION OF SOFTSCAPING AREA (S2C)
- EXTENT AND LOCATION OF SOFTSCAPING AREA (ROOM/ALD)
- EXTENT AND LOCATION OF SOFTSCAPING AREA (WOOD/ALD)
- INDICATES PROPERTY LINE
- INDICATES BUILDING SETBACKS
- INDICATES BUILDING PERIMETER

- INDICATES 4" W/ CONC RETAINING WALL
- INDICATES 8" W/ CONC RETAINING WALL
- INDICATES 12" W/ CONC RETAINING WALL
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION
- INDICATES VEHICULAR ACCESS DIRECTION
- INDICATES LOCATION OF SITE LAMP POST
- INDICATES LOCATION OF SITE LAMP POST
- INDICATES LOCATION OF SITE FIRE HYDRANT
- INDICATES LOCATION OF PROPOSED SITE ELECTRICAL TRANSFORMER
- INDICATES HANDICAP PARKING SYMBOL
- ON-SIGNAL BARRIERS
- INDICATES CONCRETE WHEEL STOP
- INDICATES LOCATION OF BIKE RACK
- LOCATION OF BUILDING WALKWAY
- ACCESSIBLE PARKING SIGN
- STOP SIGN
- YIELD SIGN
- SPEED LIMIT SIGN
- PEDESTRIAN CROSSWALK
- SPEED BUMP
- 3" W/ CONC RETAINING WALL
- SPACED AS SIGN
- EXISTING ELECTRICAL POWER POLE



SITE PLAN
SCALE 1" = 30'-0"