



### GENERAL PROJECT INFORMATION

<b>LEGAL DESCRIPTION</b>	TBD
<b>MUNICIPAL ADDRESS:</b>	114
<b>LOT:</b>	18
<b>BLOCK:</b>	172 1335
<b>PLAN:</b>	
<b>EDMONTON, ALBERTA</b>	
<b>SITE DATA</b>	
<b>ZONING:</b>	CS2
<b>MIN FRONT YARD:</b>	6.0 m
<b>MIN REAR YARD:</b>	7.5 m
<b>MIN SIDE YARD:</b>	2.0 m
<b>SITE AREA:</b>	0.8 ha.
<b>DENSITY ALLOWABLE:</b>	43 units
<b>PROPOSED:</b>	42 units
<b>UPH (units per hectare):</b>	52.5 units/ha
<b>MAX BUILDING HEIGHT</b>	
<b>ALLOWABLE:</b>	10.00 m
<b>PROPOSED:</b>	9.78 m

<b>SUITES:</b>	<b>TOTAL</b>
2 BEDROOM SUITE:	6 SUITES
3 BEDROOM SUITE:	36 SUITES
<b>TOTAL:</b>	<b>42 SUITES</b>
<b>PARKING REQUIRED:</b>	
2 BEDROOM x 1.5 stalls each =	9 STALLS
3 BEDROOM x 1.7 stalls each =	62 STALLS
VISITOR: 1 per 7 units =	6 STALLS
<b>TOTAL:</b>	<b>77 STALLS</b>
<b>PARKING PROVIDED:</b>	
<b>GARAGE:</b>	78 STALLS
<b>SURFACE:</b>	13 STALLS
<b>TOTAL:</b>	<b>91 STALLS</b>

<b>GARBAGE:</b>	Centralized Waste Bin
<b>RECYCLE:</b>	Centralized Waste Bin

**TOTAL COMMON AMENITY SPACE PROVIDED:**

Common Amenity Area : 224 sq m  
Amenity Required: 42 units x 2.5 sq m/unit = 105 sq m

**TOTAL PRIVATE AMENITY AREA PROVIDED:**

30 m<sup>2</sup> x 42 UNITS = 1260 m<sup>2</sup> total

**SITE COVERAGE %:**  
See table below for Calculation

**ABBREVIATIONS:**  
R/W: RIGHT OF WAY  
W/O: WALKOUT BASEMENT  
GF: GROUND FLOOR ELEVATION  
HV: HIGH VISIBILITY END UNIT  
MV: MEDIUM VISIBILITY END UNIT  
LV: LOW VISIBILITY END UNIT

Area Schedule (Gross Building) (Sq. Ft)					
Name	Area	Count	Name	Area	Count
Ground Floor			Main Floor		
Block 1	2656	4	Block 1	2656	4
Block 2	4150	7	Block 2	4150	7
Block 3	3308	5	Block 3	3308	5
Block 4	3388	6	Block 4	3388	6
Block 5	3388	6	Block 5	3388	6
Block 6	3412	6	Block 6	3412	6
Block 7	2368	4	Block 7	2368	4
Block 8	2656	4	Block 8	2656	4
<b>Total</b>	<b>25326</b>	<b>42</b>	<b>Total</b>	<b>25326</b>	<b>42</b>
<b>Typical Unit Schedule (Sq. Ft)</b>					
Unit Type	Ground Floor	Main Floor	Second Floor	Balcony	Count
16' wide	522	522	554	35	6
18' wide	586	586	622	45	19
18' wide (HV)	610	610	622	45	4
20' wide	652	652	692	50	7
20' wide(HV)	676	676	692	50	6
<b>Total</b>	<b>25326</b>	<b>25326</b>	<b>26626</b>	<b>1895</b>	
<b>Site Coverage %</b>					
Ground Floor Total + Balcony Total = 25326 SF + 1895 SF = 27221 SF					
Site Total = 0.8 Ha or 86111 SF					
Site Coverage % = 27221/86111 = 31% < 40% max allowable					