



LEGAL DESCRIPTION

LOT 9-12 BLOCK-1 PLAN RN22
 LOT A&B BLOCK-1 PLAN 4404CF
 LOT 24 BLOCK-1 PLAN 032445B

ADDRESS

12118 - 105 AV
 EDMONTON AB

SITE AREA

TOTAL AREA: 64,534 S.F. = 1.481 ACRES = .60ha

UNITS

SUITE AREA	LOFT AREA
1 BED-DEN -A = 8	631 S.F.
1 BED-DEN -A1 = 8	638 S.F.
1 BEDROOM -B = 16	846 S.F.
2 BEDROOM -C = 6	862 S.F.
1 BEDROOM -C1 = 13	927 S.F.
1 BED-DEN -E = 4	839 S.F.
1 BED-DEN -E1 = 4	920 S.F.
1 BEDROOM -K1 = 1	824 S.F.
1 BEDROOM -K2 = 1	1004 S.F.
2 BEDROOM -K3 = 1	1284 S.F.
2 BEDROOM -K4 = 1	1103 S.F.

TOTAL

64

180

TOTAL BUILDING 1 + 2 = 244

PROPOSED DENSITY = 244 UNITS / .60 ha = 407 UNITS/ha

COMMERCIAL = 14,886 S.F.

GROSS FLOOR AREA

BUILDING-1

MAIN = 17,101 S.F.

TYPICAL 16.073 X 3 = 48,219 S.F.

FIFTH = 13,776 S.F.

LOFTS = 10,611 S.F.

TOTAL = 89,707 S.F.

BUILDING-2

MAIN = 24,710 S.F.

TYPICAL 24.448 X 5 = 122,240 S.F.

SEVENTH = 24,243 S.F.

LOFTS = 3,952 S.F.

TOTAL = 175,145 S.F.

PARKADE LEVEL-1 = 59,095 S.F.

PARKADE LEVEL-2 = 52,131 S.F.

TOTAL = 111,226 S.F.

F.A.R.

F.A.R. = 264,852 S.F. / 64,534 S.F. = 4.10

PARKING

BUILDING-1

PARKING REQUIRED COMMERCIAL = 1,383m²/100m² X 3.4 = 47.0

1 BEDROOM 25 X 1.0 = 25.0

2 BEDROOM 38 X 1.5 = 57.0

3 BEDROOM 1 X 1.75 = 1.75

VISITOR 64/7 = 9.14

TOTAL REQUIRED = 92.89

BUILDING-2

PARKING REQUIRED 1 BEDROOM 98 X 1.0 = 98.0

2 BEDROOM 80 X 1.5 = 120.0

3 BEDROOM 2 X 1.75 = 3.5

VISITOR 180/7 = 25.71

TOTAL REQUIRED = 247.21

TOTAL REQUIRED = 340.1

PARKING PROVIDED

U/GROUND RESIDENTIAL = 273

(44 TANDEMS INCLUDED)

U/GROUND COMMERCIAL = 40

U/GROUND VISITORS = 35

TOTAL PROVIDED = 348

BICYCLE PARKING = 348/5% = 18

LEGEND

EXISTING GRADE(m)

NEW GRADE(m)