

ZONING:
 R3 - CORE MIXED RESIDENTIAL DISTRICT
 INTENT - TO PROVIDE THE OPPORTUNITY FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS IN AND NEAR THE DOWNTOWN TO CO-EXIST
 PERMITTED PRINCIPAL USE: MULTIPLE UNIT DWELLINGS
 MINIMUM SITE FRONTAGE = 49'-2 1/2" (15M)
 MINIMUM FRONT YARD = 24'-7 1/4" (7.5 M)
 MINIMUM SIDE YARD = 3'-11 1/4" (1.2 M)
 MINIMUM REAR YARD = 24'-7 1/4" (7.5 M)
 MINIMUM REAR YARD CORNER SITE = 14'-9" (4.5 M)
 MAXIMUM SITE COVERAGE = 50%

PARKING:
 PARKING STALL DIMENSIONS:
 10'-0"x22'-0" PROVIDED REGULAR STALL; 13'-0"x20'-0" BARRIER-FREE STALLS
 OFF-STREET PARKING REQUIREMENTS:
 RESIDENTIAL = 1.2 SPACES PER DWELLING UNIT
 22 UNITS X 1.2 = 26 STALLS
PHASE 1 PARKING PROVIDED = 22 PARKADE STALLS
 = 6 ON-SITE GARAGE STALLS
 = 7.4 ON-SITE STALLS
 = 35.732 TOTAL PARKING STALLS
PHASE 2 PARKING PROVIDED = 22 PARKADE STALLS
 = 6 ON-SITE GARAGE STALLS
 = 7 ON-SITE STALLS
 = 35 TOTAL PARKING STALLS

LEGAL:
 LOT , BLOCK , PLAN
 MUNICIPAL: NINTH ST. & TWELFTH AVE.
 HUMBOLDT, SK

Revisions	No.	Description	Date
-	1	Concept Drawings	Nov 15-11
-	2	Marketing Drawings	Jan 26-12

NOTE:
 THESE DRAWINGS ARE CONCEPTUAL AND ARE NOT INTENDED TO DEPICT EACH AND EVERY DETAIL BUT RATHER TO SHOW THE DESIGN INTENT OF THE ARCHITECT. THEY ARE NOT A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT OR ASSEMBLE THIS BUILDING. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL THE MATERIALS AND LABOUR TO FURNISH A COMPLETE BUILDING TO THE SATISFACTION OF THE ARCHITECT.

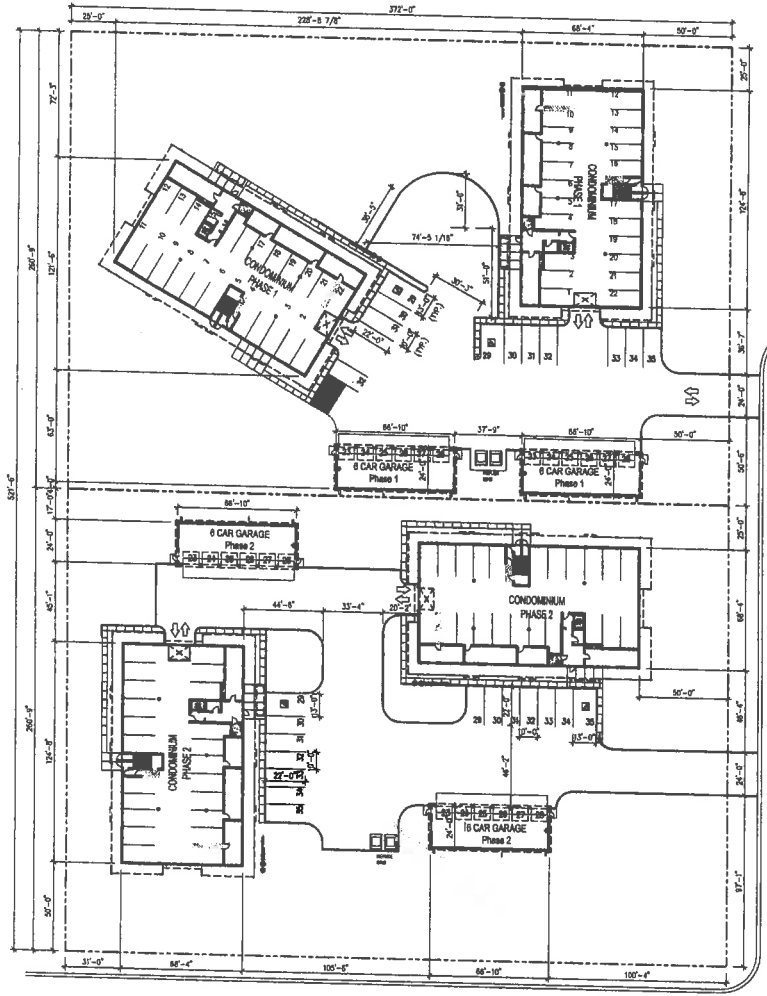
Office Project #13-038

Gabriela Estates

Humboldt, Saskatchewan

Sheet Title
Overall Site Plan

Scale	As Shown	Sheet
Date	April 30, 2014	
Drawn		



1 OVERALL SITE PLAN
 SCALE: 1/32" = 1'-0"