



ZONING:
 R1 - CORE URBAN RESIDENTIAL DISTRICT
 INTENT - TO PROVIDE THE OPPORTUNITY FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN AND NEAR THE DOWNTOWN TO CORE URBAN DISTRICT PERMITTED FRONTAGE = 60.3' (18.3 M)
 MINIMUM SITE FRONTAGE = 60.3' (18.3 M)
 MINIMUM FRONT YARD = 24.7' (7.5 M)
 MINIMUM SIDE YARD = 5.1' (1.5 M)
 MINIMUM REAR YARD = 24.7' (7.5 M)
 MINIMUM REAR YARD CORNER SITE = 14.6' (4.5 M)
 MINIMUM SITE COVERAGE = 5%

PARKING STALL DIMENSIONS:
 8'0" X 22'0" PROVIDED REGULAR STALL; 15'0" X 20'0" BARRIER-FREE STALLS
 20'0" STREET PARKING REQUIREMENTS;
 RESIDENTIAL = 1.2 SPACES PER DWELLING UNIT
 PHASE 1 PARKING PROVIDED = 22 PARKING STALLS
 PHASE 2 PARKING PROVIDED = 22 PARKING STALLS

PHASE 1 PARKING PROVIDED
 = 22 PARKING STALLS
 = 10 ON-SITE STALLS
 = 12 OFF-SITE STALLS
 = 33 TOTAL PARKING STALLS

PHASE 2 PARKING PROVIDED
 = 22 PARKING STALLS
 = 10 ON-SITE STALLS
 = 12 OFF-SITE STALLS
 = 33 TOTAL PARKING STALLS

LEGAL:
 LOT - BLOCK, P.L.M.
 MUNICIPAL: NINTH ST. & TWELFTH AVE.
 PARCELS: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Author	Date
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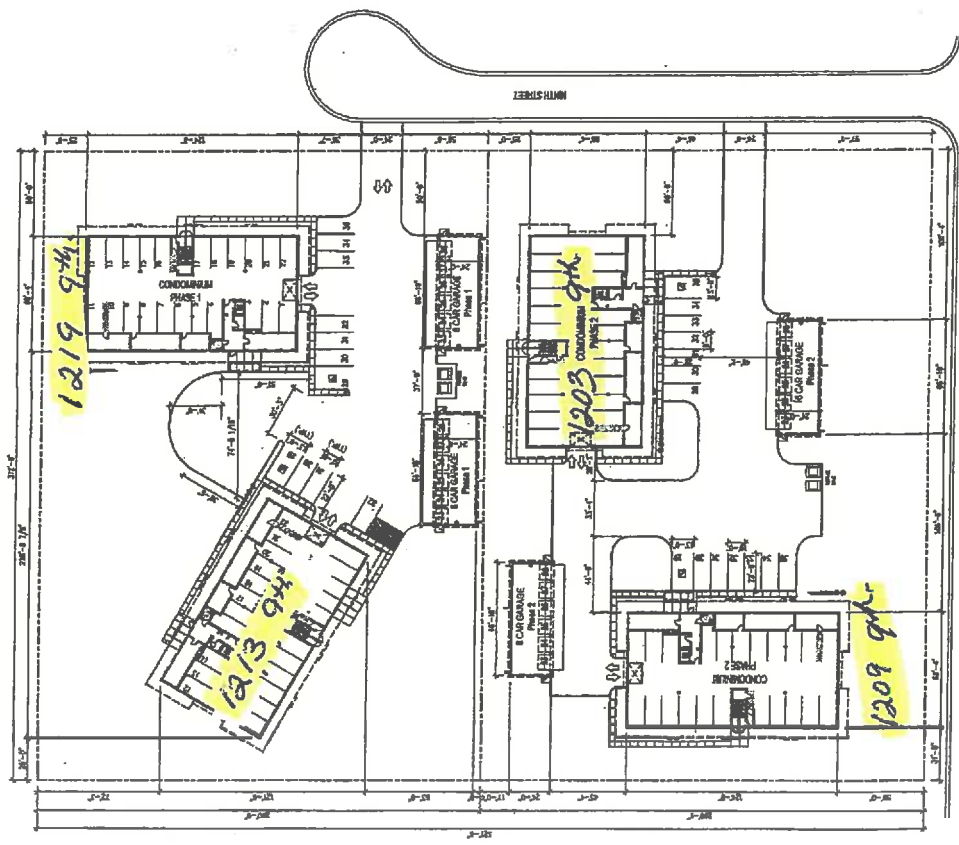
NOTE:
 THESE DRAWINGS ARE CONCEPTUAL AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Overall Project #11-010
Gabriela Estates
 Humboldt, Saskatchewan

Sheet Title
Overall Site Plan

Scale	No. Sheets	Sheet
1/4" = 1'-0"	1	1
Date	Author	Client
April 28, 2011	K. Chisano	PCA Architects Ltd.

A1.1



K. CHISANO
 ARCHITECT
 SASKATCHEWAN