

Site Summary - Option 03

PARCEL AREA:
4,737 m²
0.47 ha
1.17 acres

By-Law Zoning

PART 6, DIVISION 5
MULTI-RESIDENTIAL - AT GRADE HOUSING (M-G) DISTRICT

By-Law Setback Summary

MINIMUM SETBACK AREAS:

THE MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH A STREET IS 3.0 METRES / IF **STREET-ORIENTED SETBACK IS 0.0 METRES**

Density

DENSITY (UNITS PER HECTARE)		
MIN. PERMITTED DENSITY	MAX. PERMITTED DENSITY	PROPOSED DENSITY (2 STOREYS)
35 uph (16 units)	80 uph (37 units)	±80 uph (37 units)

Dwelling Unit Count

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

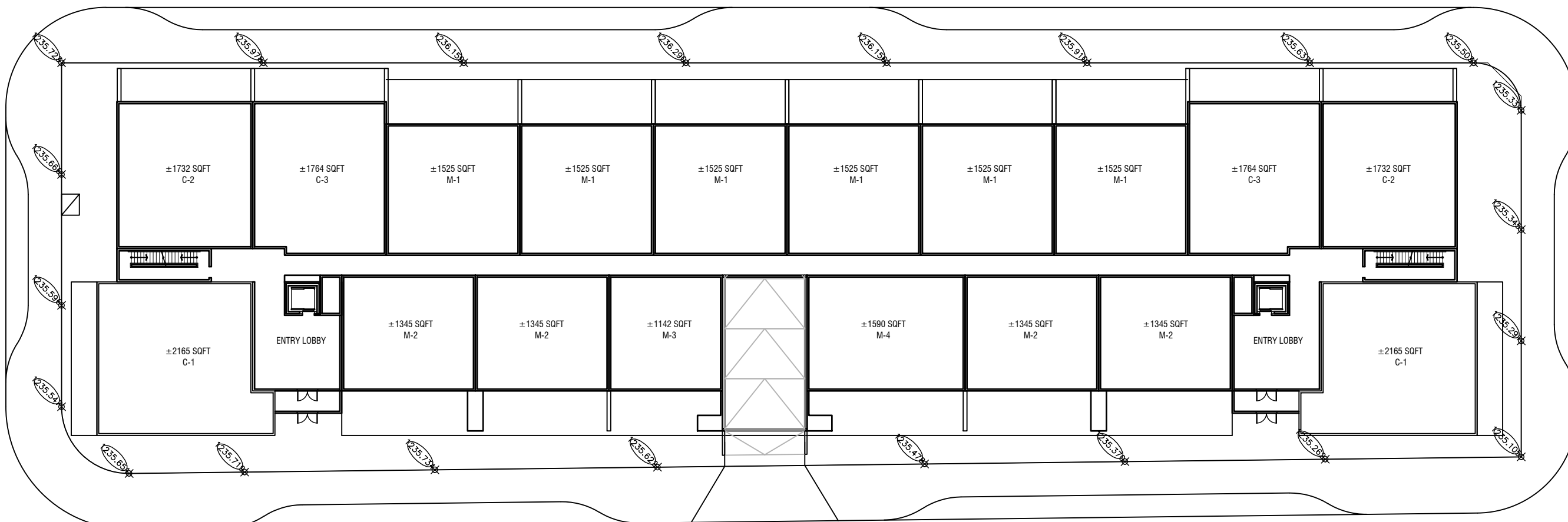
BUILDING - 2 STOREYS	UNITS
LEVEL 01 - ONE STOREY SUITES	18
LEVEL 02 - ONE STOREY SUITES	15
LEVEL 02 - ONE STOREY SUITES + LOFT	4
TOTAL OPTION 01-A	37

Building Height

MAXIMUM BUILDING HEIGHT	PROPOSED HEIGHT (3 STOREYS)
13.0 METRES	±12.0 METRES

Motor Vehicle Parking

RESIDENTIAL - PARKADE				
DESCRIPTION	UNIT	FACTOR	REQUIRED	PROVIDED
DWELLING UNIT	37	1.25 STALLS PER UNIT	47	76
VISITOR	37	0.15 STALLS PER UNIT	6	6
			53	82



1 Proposed Site Plan Level 01

SK00-5 SCALE: nts



www.s2architecture.com

PROPOSED SITE PLAN

----, CALGARY, AB

Parkside

TRUMAN DEVELOPMENTS

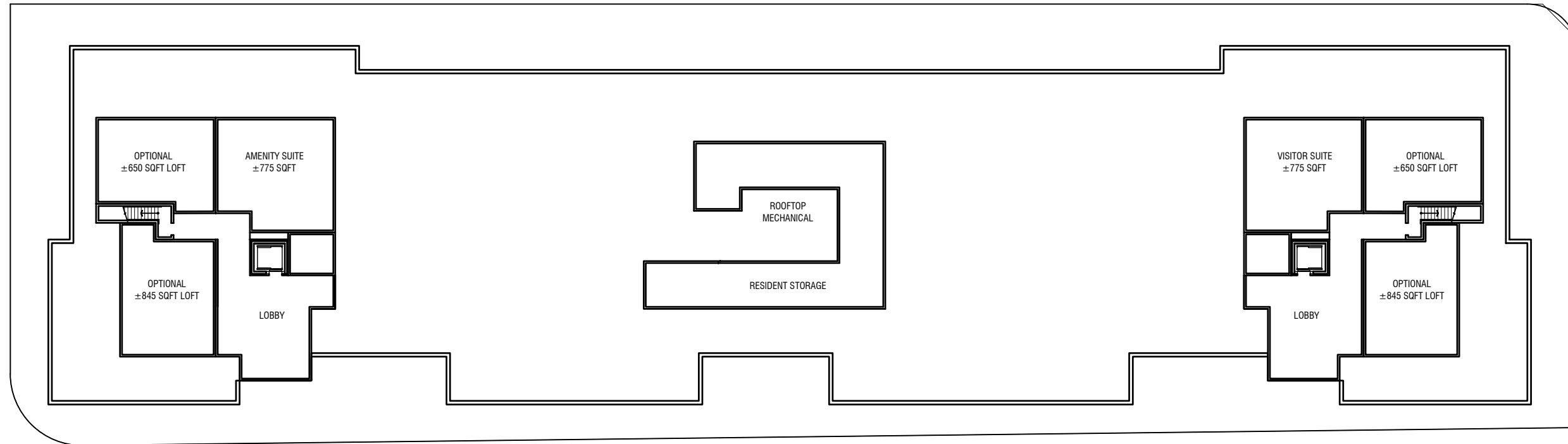
217213

P:\calgary\2017 projects\217213.truman development corp - west district phase 1a - block 4.dwg 4 working\4.3 cad\autocad\design\navigator\Constructs\temp\217213-MR_sketches.dwg

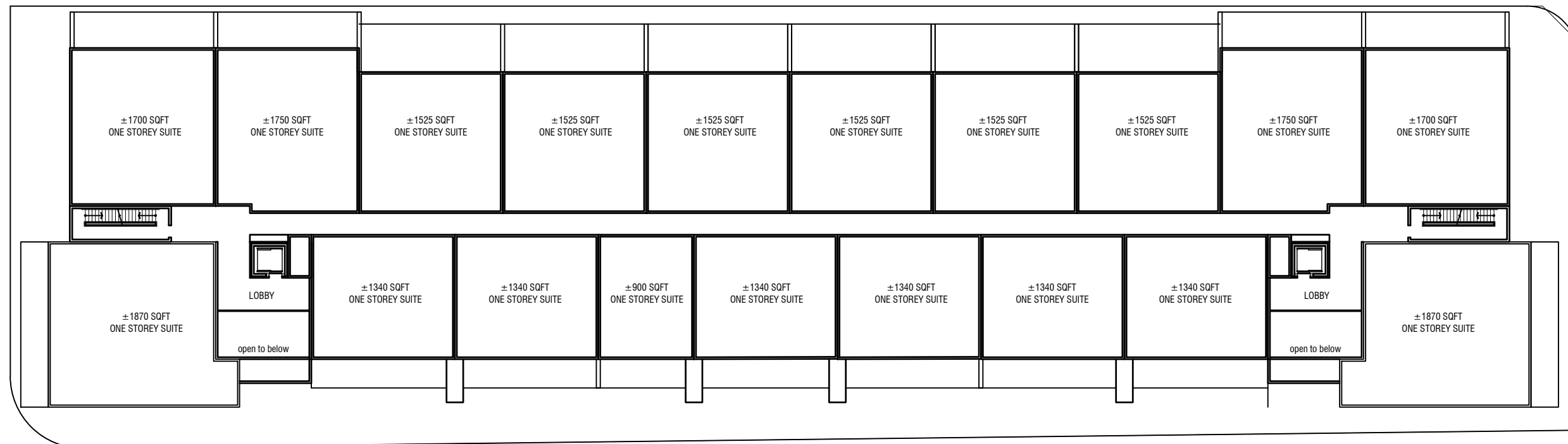
SCALE AS NOTED
DATE 21-Jan-2021
DRAWN BY -

This drawing and design are Copyright 2010, S2 Architecture. These drawings may not be reproduced without the permission of the Architect. The images depicted represent a preliminary design and are subject to change. This drawing is not to be used for construction.

SK00-5



2 Proposed Level 03 + Rooftop Amenity
SK01-5 SCALE: nts



1 Proposed Level 02
SK01-5 SCALE: nts

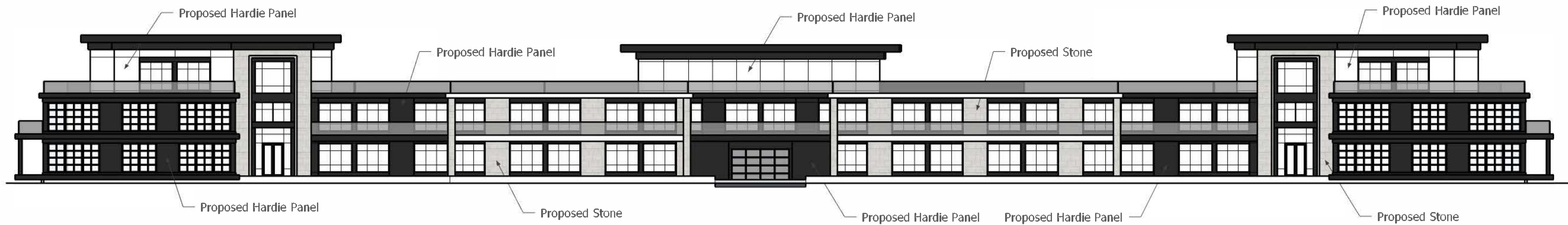


P:\calgary\2017 projects\217213.truman development corp - west district phase 1a - block 4.ds4 working\4.3 cad\autocad\design\navigator\Constructs\temp\217213-MR_sketches.dwg

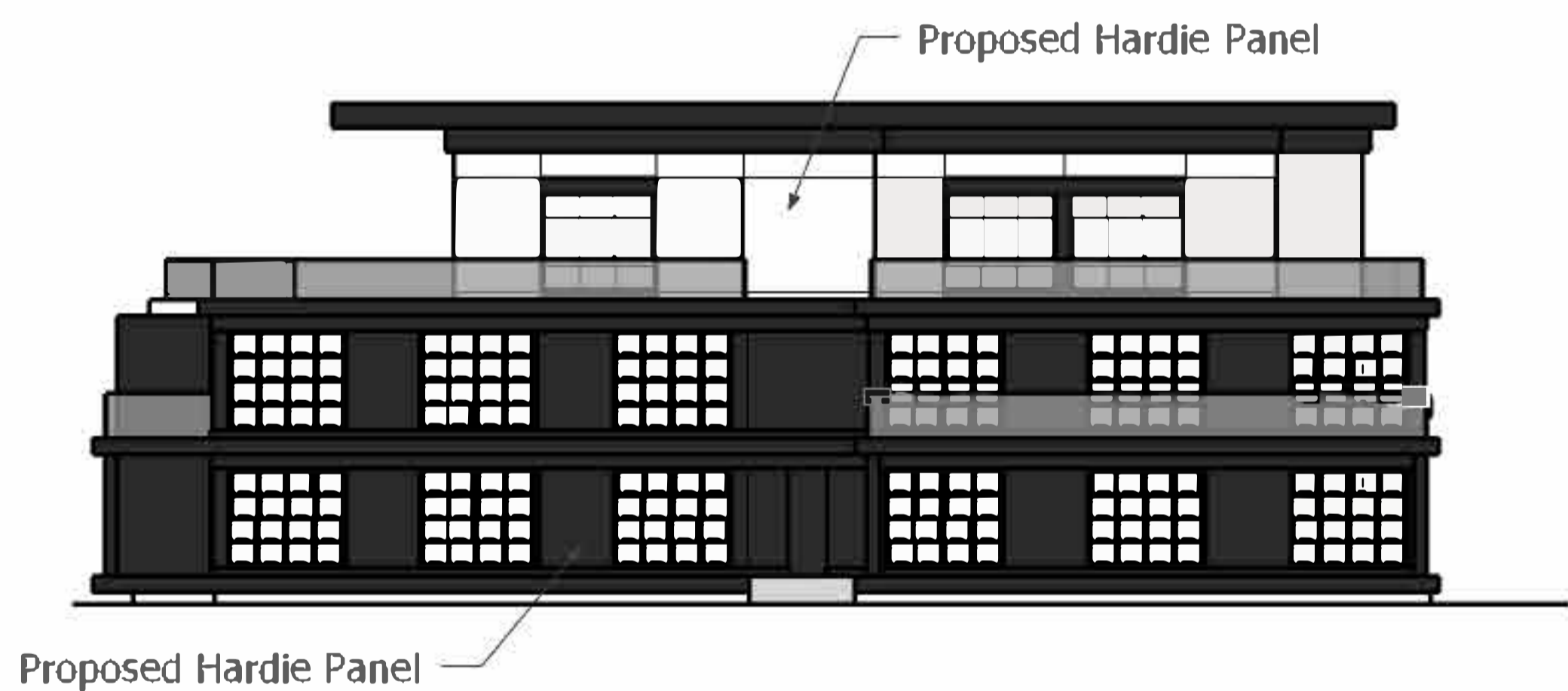
SCALE AS NOTED
DATE 21-Jan-2021
DRAWN BY -

This drawing and design are Copyright 2010, S2 Architecture. These drawings may not be reproduced without the permission of the Architect. The images depicted represent a preliminary design and are subject to change. This drawing is not to be used for construction.

SK01-5



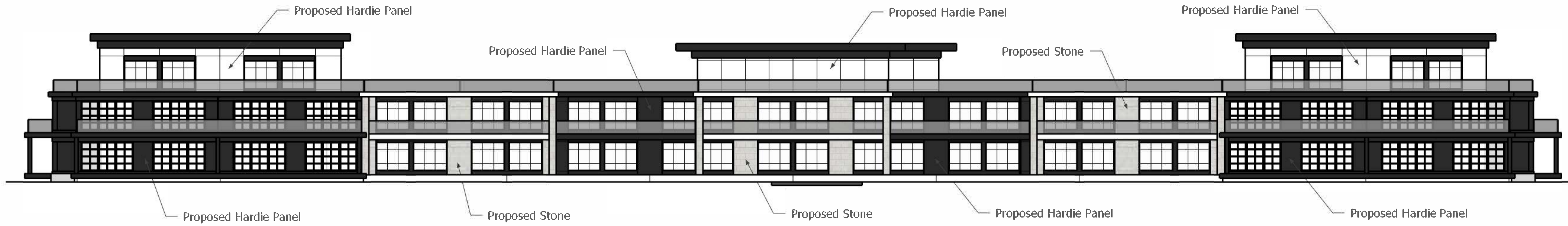
EAST ELEVATION



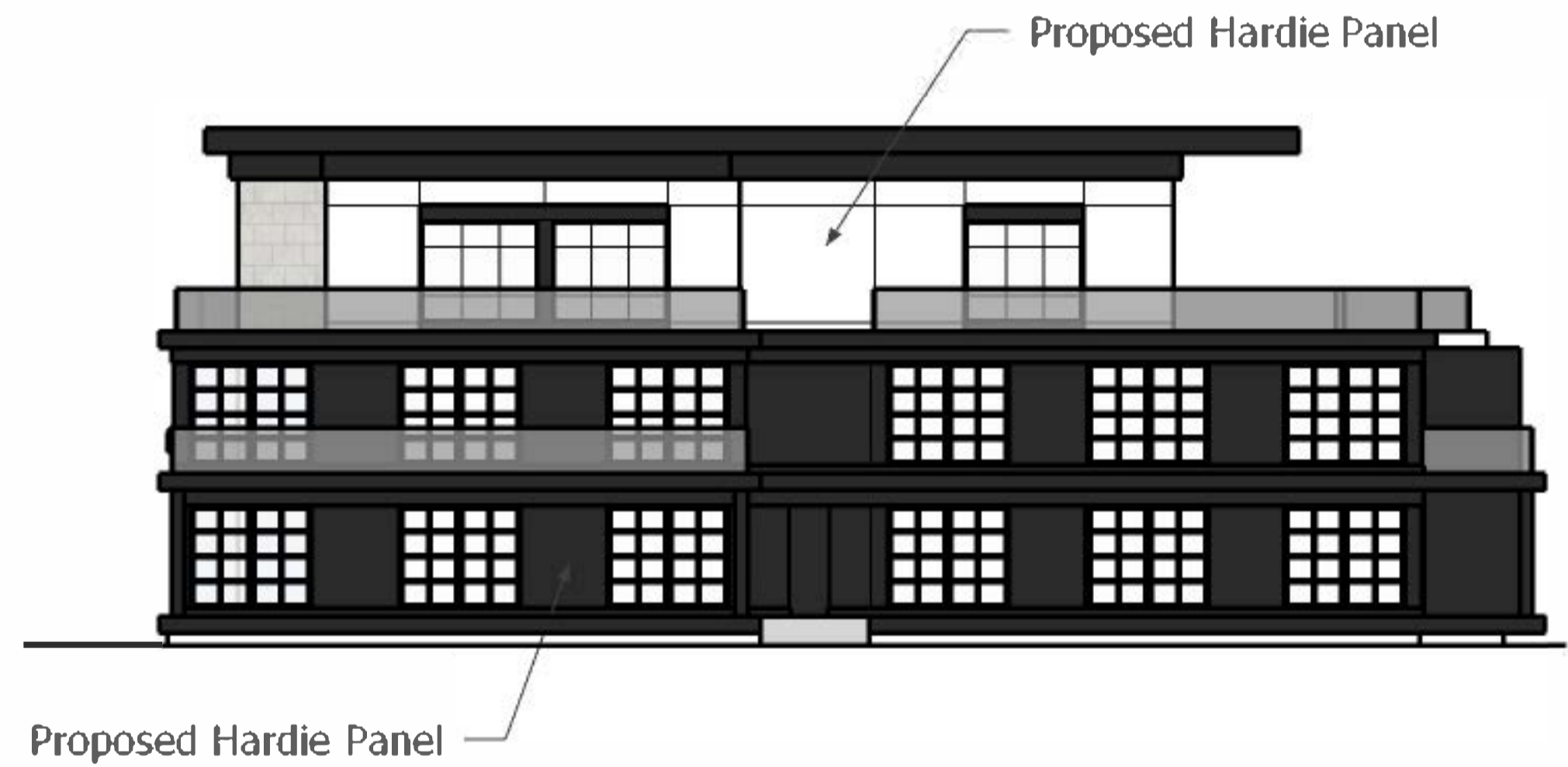
SOUTH ELEVATION



WEST DISTRICT - PARKSIDE ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

