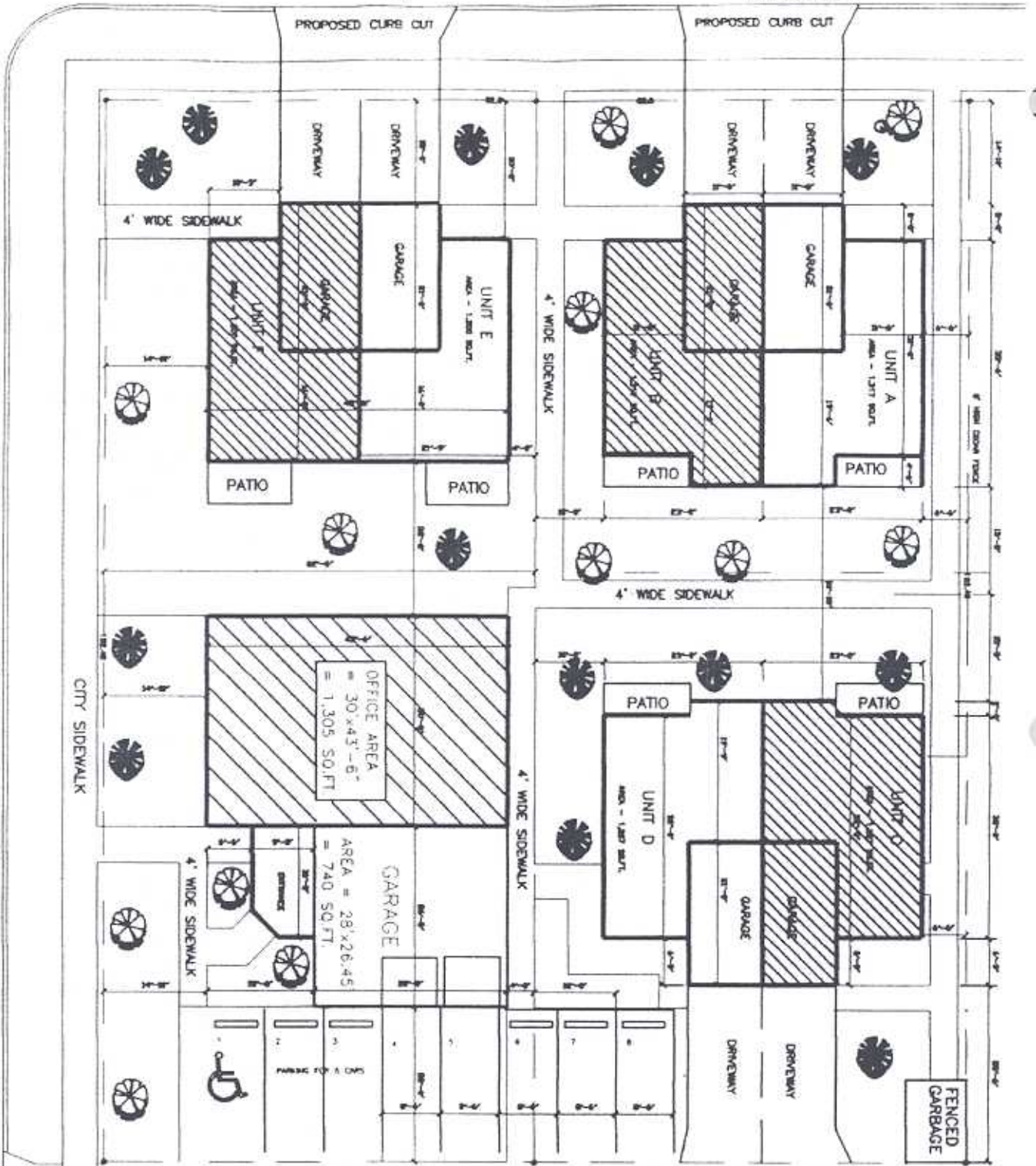


APPENDIX I - SITE PLAN

130 AVENUE



SITE AREA = 19,055 SQ.FT.
 EXISTING ZONING - Rf - 5
 SITE COVERAGE ALLOWABLE FOR PRINCIPLE BUILDING = 28% x 19,055 = 5,335 SQ.FT.
 ANCILLARY BUILDING = 12% x 19,055 = 2,287 SQ.FT.
 SITE COVERAGE ALLOWED = 7,622 SQ.FT.

PROPOSED:
 3 DUPLEXES W/ GARAGES = 7,608 SQ.FT.
 OFFICE W/ GARAGE = 2,009 SQ.FT.

PARKING REQUIREMENTS - 3 SELF CONTAINED DUPLEXES WITH ATTACHED GARAGES

PARKING REQUIREMENTS - OFFICE PORTION
 COMMERCIAL UNDER 2,000 SQ.M. = 1 STALL/500 SQ.FT.
 TOTAL OFFICE AREA = 3,500 SQ.FT. / 500 SQ.FT. = 7.0 STALLS REQUIRED
 8 STALLS ALONG LANE + 2 STALLS IN GARAGE (2 STALLS TANDEM) IN DRIVEWAY TOTALING 10 STALLS INCLUDING 1 H/

LEGAL DESCRIPTION	
LOT :	26, 27
BLOCK :	10
PLAN :	816 KS LAUDERDALE
	13003 & 13005 - 101 Street
	EDMONTON, ALBERTA

ALTERNATIVE SIXTEEN
 CONCEPT DEVELOPMENT INC.

GAULATI Design Associates Engineering & Architecture
 13005 & 13005 - 101 STREET, EDMONTON, ALBERTA

PROJECT	PROPOSED SITE LAYOUT	DATE	1/1/21
CLIENT	THREE DUPLEX UNITS & OFFICE	SCALE	1/8" = 1'-0"
DATE	1/1/21	BY	GAULATI
SCALE	1/8" = 1'-0"	CHECKED	GAULATI

SITE PLAN A-2