



Charis Village Lacombe AL

Charis Village Housing Society

Site Plan Scale: nts

NOTE:
ALL REQUIREMENTS OF THE CITY'S LAND USE BYLAW (VEHICLE PARKING, BICYCLE PARKING, LOCATION OF LOADING SPACE AND GARBAGE DISPOSAL AREA(S), AND LANDSCAPING REQUIREMENTS) WILL BE MET FOR EACH PHASE OF DEVELOPMENT TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.

SITE DATA:
CIVIC ADDRESS: 7200 72 AVENUE
LEGAL ADDRESS: LOT 4, BLOCK 12, PLAN 182 1536
SITE AREA:
LOT 4 3.90 HA
LOT 5 1.65 HA
5.55 HA

COVERAGE:

USE:	# OF UNITS	BLDG. AREA	GFA
DUPLEXES (D1 TO D14)	28	258 X 14 = 3612	516 X 14 = 7224
INDEPENDENT LIVING (IL-1 TO IL-3)	146		
INDEPENDENT LIVING IL-1	46	1482	1482 X 4 = 5928
INDEPENDENT LIVING IL-2	50	1879	1879 X 4 = 7516
INDEPENDENT LIVING IL-3	50	1879	1879 X 4 = 7516
ASSISTED LIVING (AL-1)	100	2309	2309 X 4 = 9236
LONG TERM CARE (LTC-1)	120	2620	2620 X 3 = 7860
AMENITY BLDG.	870	870	870 X 2 = 1740
	394 UNITS	14651	47020

14513 sm/ 55500 sm = 26%

DENSITY:

USE:	# OF UNITS
DUPLEXES (D1 TO D14)	28
INDEPENDENT LIVING (IL-1 TO IL-3)	146
ASSISTED LIVING (AL-1)	100
LONG TERM CARE (LTC-1)	120
AMENITY BLDG.	
	394 UNITS

394 UNITS/5.55HA = 71 UNITS/HA
47020 sm/ 55500 sm = .85

SETBACKS:

	DUPLEXES	IL-1
FRONT		
REQUIRED:	6.0m	7.5m
PROPOSED:	7.5m	9.0m
REAR		
REQUIRED:	7.5m	9.0m
PROPOSED:	7.5m	9.0m
FLANKING SIDE		
REQUIRED:	2.75m	3.5m
PROPOSED:	7.5m	9.0m

HEIGHT:

PERMITTED:	4 STY/15.25m
PROPOSED:	4 STY/15.25m

SITE PLAN LEGEND:

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- MAIN ROAD CURB & SIDEWALK
- PRIVATE ASPHALT ROAD
- U/G WALKWAYS
- EXT'G. GRADE
- PROPOSED GRADE
- EXISTING HYDRO POLE
- LIGHT STANDARD
- EXISTING FIRE HYDRANT
- PARK BENCH
- PROPOSED TREES & BUSHES





PHASE 1 - SITE DATA:

CIVIC ADDRESS: 7200 72 AVENUE
LEGAL ADDRESS: LOT 4, BLOCK 12, PLAN 182 1536

SITE AREA: 1.65 HA (LOT 5)

COVERAGE:

USE:	# OF UNITS	BLDG. AREA (sm)	GFA (sm)
DUPLEXES (D1 TO D14)	20	258 X 10 = 2580	516 X 10 = 5160
INDEPENDENT LIVING (IL-1)	46	1482	1482 X 4 = 5928
	66 UNITS	4062	11088

3952 sm / 16500 sm = 24%

DENSITY:

USE:	# OF UNITS
DUPLEXES (D1 TO D10)	20
INDEPENDENT LIVING (IL-1)	46

11088 sm / 16500 sm = .67 66 UNITS / 1.65 HA = 40 UNITS/HA

SETBACKS:

	DUPLEXES	IL-1
FRONT		
REQUIRED:	6.0m	7.5m
PROPOSED:	7.5m	9.0m
REAR		
REQUIRED:	7.5m	9.0m
PROPOSED:	7.5m	9.0m
FLANKING SIDE		
REQUIRED:	2.75m	3.5m
PROPOSED:	7.5m	9.0m

DUPLEX DATA:

GFA:

UNIT A-1	GFA(sm)	UNIT B-1	GFA(sm)
BASEMENT	137	1475sf	121
GRD FLOOR	137	1475sf	121
	274	2950sf	242

UNIT MIX:

	2-BED + DEN	3-BED + DEN
UNIT A-1	10	
UNIT B-1		10
	20	10

PARKING: REQUIRED: 2 PER UNIT
PROVIDED: UNIT A-1: 2 GARAGE AND 1 DRIVEWAY = 3
UNIT B-1: 1 GARAGE AND 1 DRIVEWAY = 2

HEIGHT: PERMITTED: 10m
PROPOSED: 7.5m

IL-1 DATA:

GFA:

	GFA(sm)
GRD FLOOR	1482
2ND FLOOR	1470
3RD FLOOR	1470
4TH FLOOR	1470
	5892

PKG. GARAGE 1786 19223sf

UNIT MIX:

	1-BED + DEN	2-BED + DEN	2-BED + DEN
GRD FLOOR	2	5	3
2ND FLOOR	2	7	3
3RD FLOOR	2	7	3
4TH FLOOR	2	7	3
	46	8	26

UNIT GFA:

	1-BED + DEN	2-BED + DEN
UNIT A (8)	1379 sf	
UNIT B (8)	1157 sf	
UNIT C (4)	1106sf	
UNIT D1 (8)	1140 sf	
UNIT D2 (7)		1235 sf
UNIT E (8)	913 sf	
UNIT F (3)		1060 sf
	(46)	

PARKING:

PARKING REQUIRED	
8 1-BED	8 x 1 = 8
38 2-BED	38 x 1.5 = 57
VISITOR	46/5 = 9
	74

PARKING PROVIDED:

U/G	46
SURFACE	28
	74

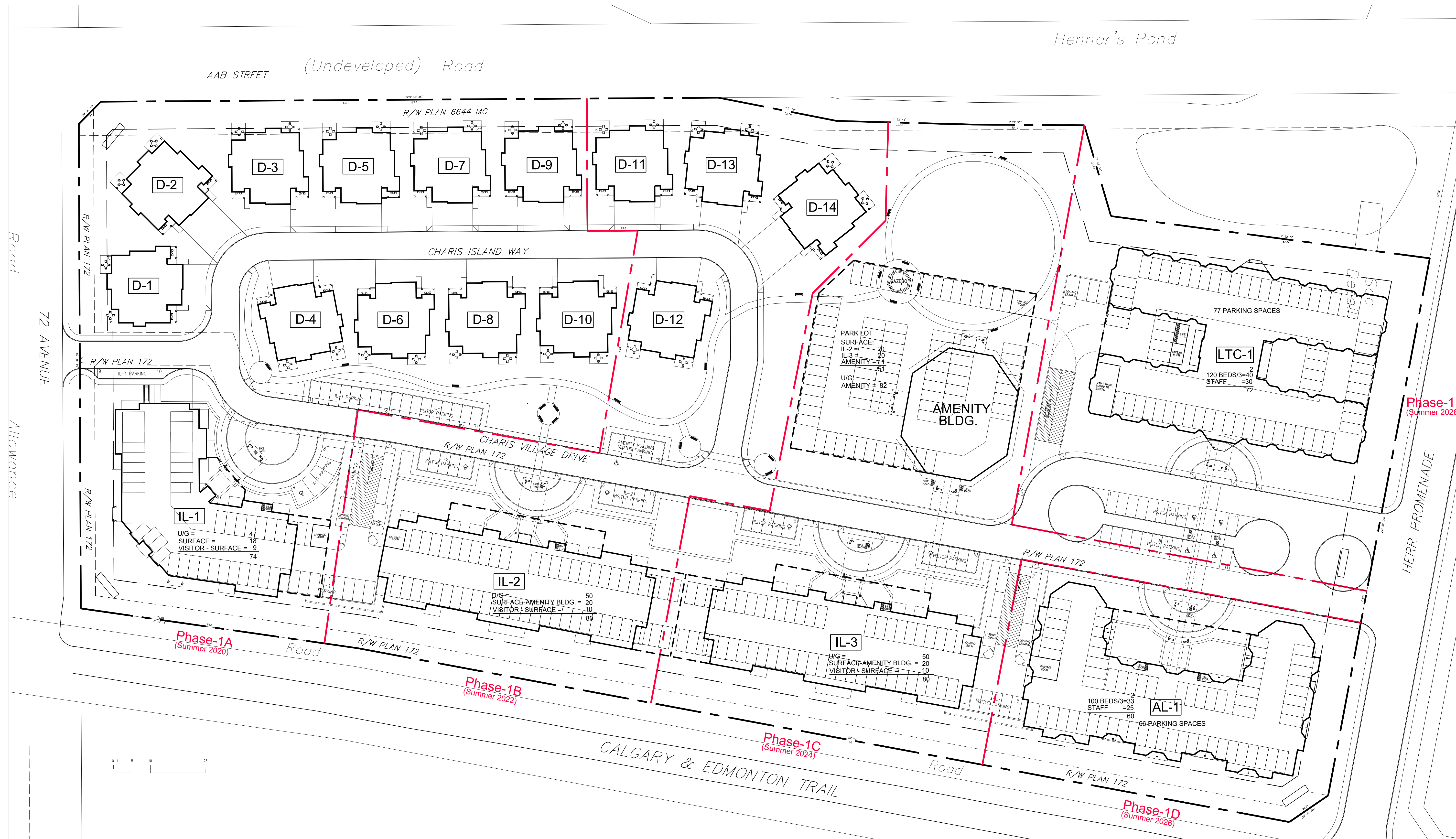
HEIGHT: PERMITTED: 4 STY/15.25m
PROPOSED: 4 STY/15.25m

SITE PLAN LEGEND:

	DENOTES PROPERTY LINE		EXT'G. GRADE
	DENOTES SETBACK LINE		PROPOSED GRADE
	MAIN ROAD CURB & SIDEWALK		EXISTING HYDRO POLE
	U/G WALKWAYS		LIGHT STANDARD
			EXISTING FIRE HYDRANT
			PARK BENCH
			PROPOSED TREES & BUSHES



Phase 1 Site Plan Scale: 1:300



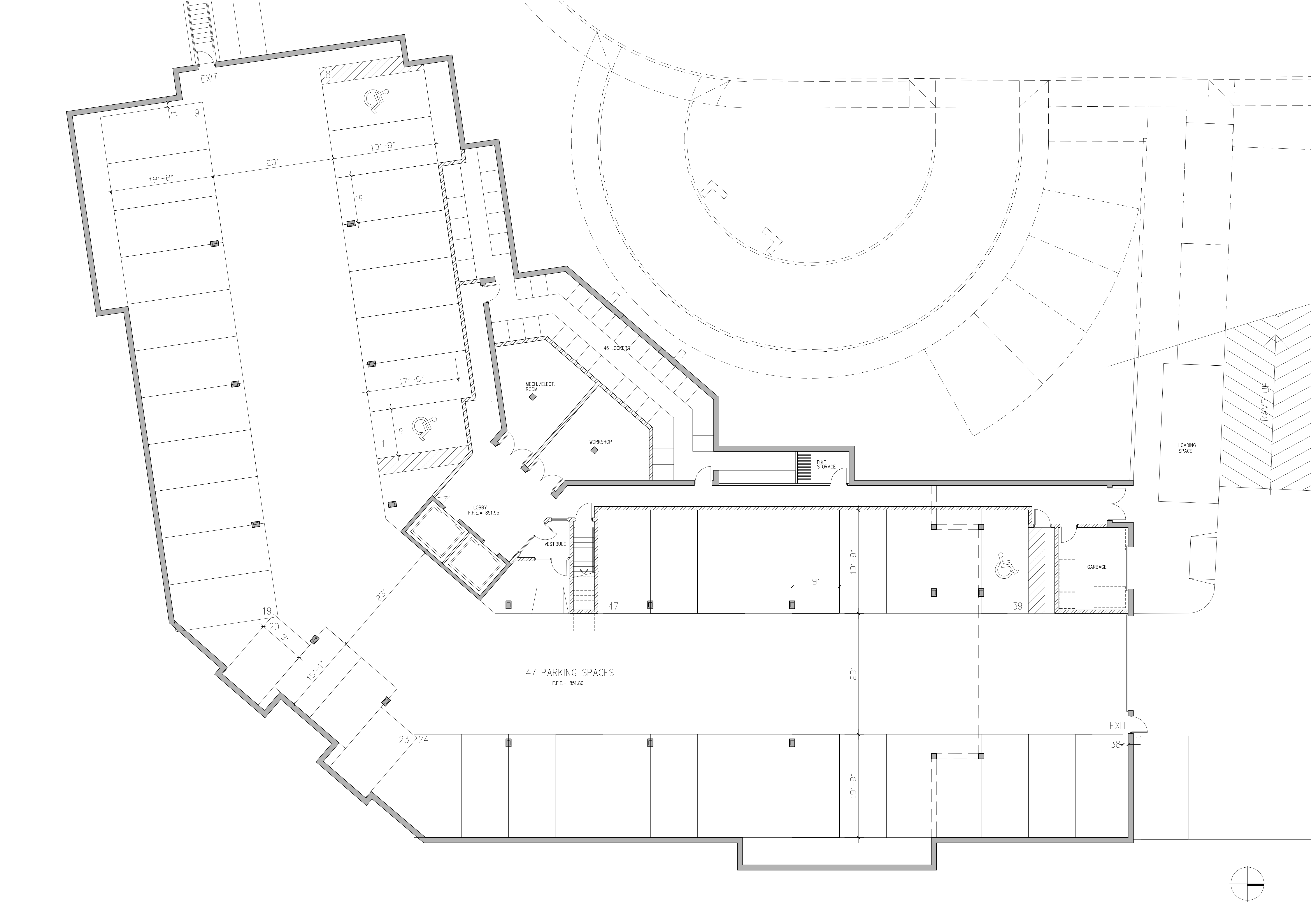
Parking Plan Scale: nts

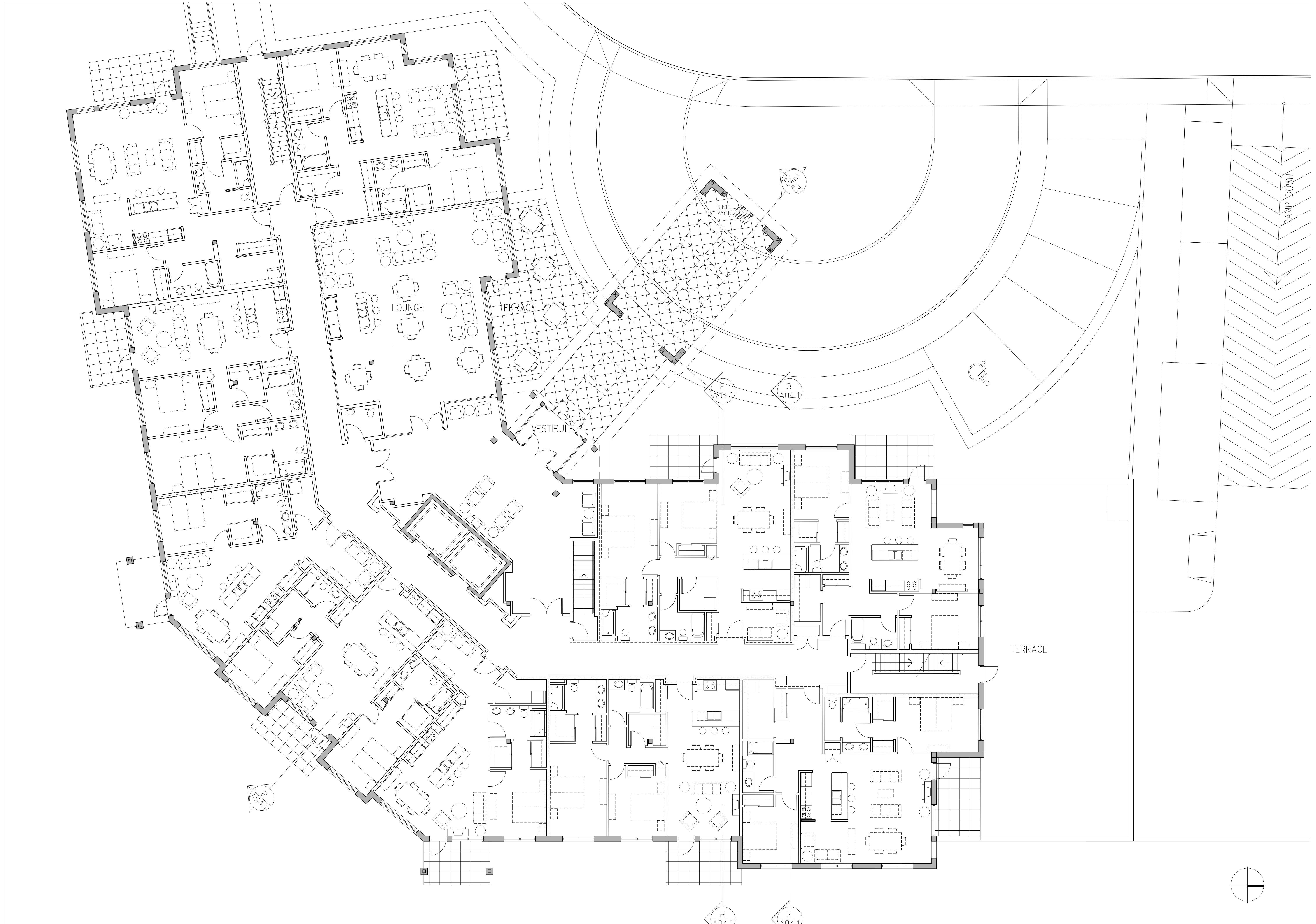
VEHICLE PARKING CALCULATIONS:	IL-1 (46 UNITS):	IL-2 (50 UNITS):	IL-3 (50 UNITS):	LTC-1 (120 BEDS):	AL-1 (100 UNITS):	AMENITY BUILDING:	DUPLEXES (D-1 TO D14):
REQUIRED:	1/1 BEDROOM X 8 = 8 1.5/2 BEDROOM X 38 = 57 46.5 VISITOR = 9 74 SPACES	1/1 BEDROOM X 10 = 10 1.5/2 BEDROOM X 40 = 60 50.5 VISITOR = 10 80 SPACES	1/1 BEDROOM X 10 = 10 1.5/2 BEDROOM X 40 = 60 50.5 VISITOR = 10 80 SPACES	MIN. 2 = 2 1/3 BEDS X 120 = 40 1/3 STAFF X 30 = 10 72 SPACES	MIN. 2 = 2 1/3 BEDS X 100 = 33 1/3 STAFF X 25 = 8 60 SPACES	REQUIRED: SITE RESIDENT USE = 0 PROVIDED: SURFACE = 11 U/G = 82 93 SPACES	REQUIRED PER DUPLEX: 2/DWELLING UNIT X 2 = 4 PROVIDED PER DUPLEX: GARAGE = 3 SURFACE = 3 6 SPACES
PROVIDED:	U/G - BELOW BUILDING = 47 SURFACE = 18 VISITOR - SURFACE = 9 74 SPACES	U/G - BELOW BUILDING = 50 AMENITY PARK LOT = 20 VISITOR - SURFACE = 10 80 SPACES	U/G - BELOW BUILDING = 50 AMENITY PARK LOT = 20 VISITOR - SURFACE = 10 80 SPACES	U/G - BELOW BUILDING = 77 VISITOR - SURFACE = 11 88 SPACES	U/G - BELOW BUILDING = 66 VISITOR - SURFACE = 20 86 SPACES		
BYCYCLE PARKING CALCULATIONS:	IL-1 (46 UNITS): REQUIRED: 1/UNIT X 4 = 4 .25 X 42 = 11 15 SPACES PROVIDED: SURFACE @ ENTRY = 5 U/G - BELOW BUILDING = 10 15 SPACES	IL-2 (50 UNITS): REQUIRED: 1/UNIT X 4 = 4 .25 X 46 = 12 16 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 10 16 SPACES	IL-3 (50 UNITS): REQUIRED: 1/UNIT X 4 = 4 .25 X 46 = 12 16 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 10 16 SPACES	LTC-1 (120 BEDS): REQUIRED: 1/UNIT X 4 = 4 .25 X 116 = 29 33 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 27 33 SPACES	AL-1 (100 UNITS): REQUIRED: 1/UNIT X 4 = 4 .25 X 96 = 24 28 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 22 28 SPACES	AMENITY BUILDING: REQUIRED: 1/200sqm (1745/200) = 9 PROVIDED: SURFACE @ ENTRY = 12	DUPLEXES (D-1 TO D14): NOT APPLICABLE

SITE PLAN LEGEND:

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- MAIN ROAD CURB & SIDEWALK
- U/G WALKWAYS
- 97.5' --- EXT'G. GRADE
- +100.00 --- PROPOSED GRADE
- HP --- EXISTING HYDRO POLE
- LS --- LIGHT STANDARD
- FD --- EXISTING FIRE HYDRANT
- PARK BENCH
- PROPOSED TREES & BUSHES







AUGUST 9, 2018

Ground Floor Plan Scale: 1/8"=1'-0"

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Charis Village Housing Society



IL-1
A02.2