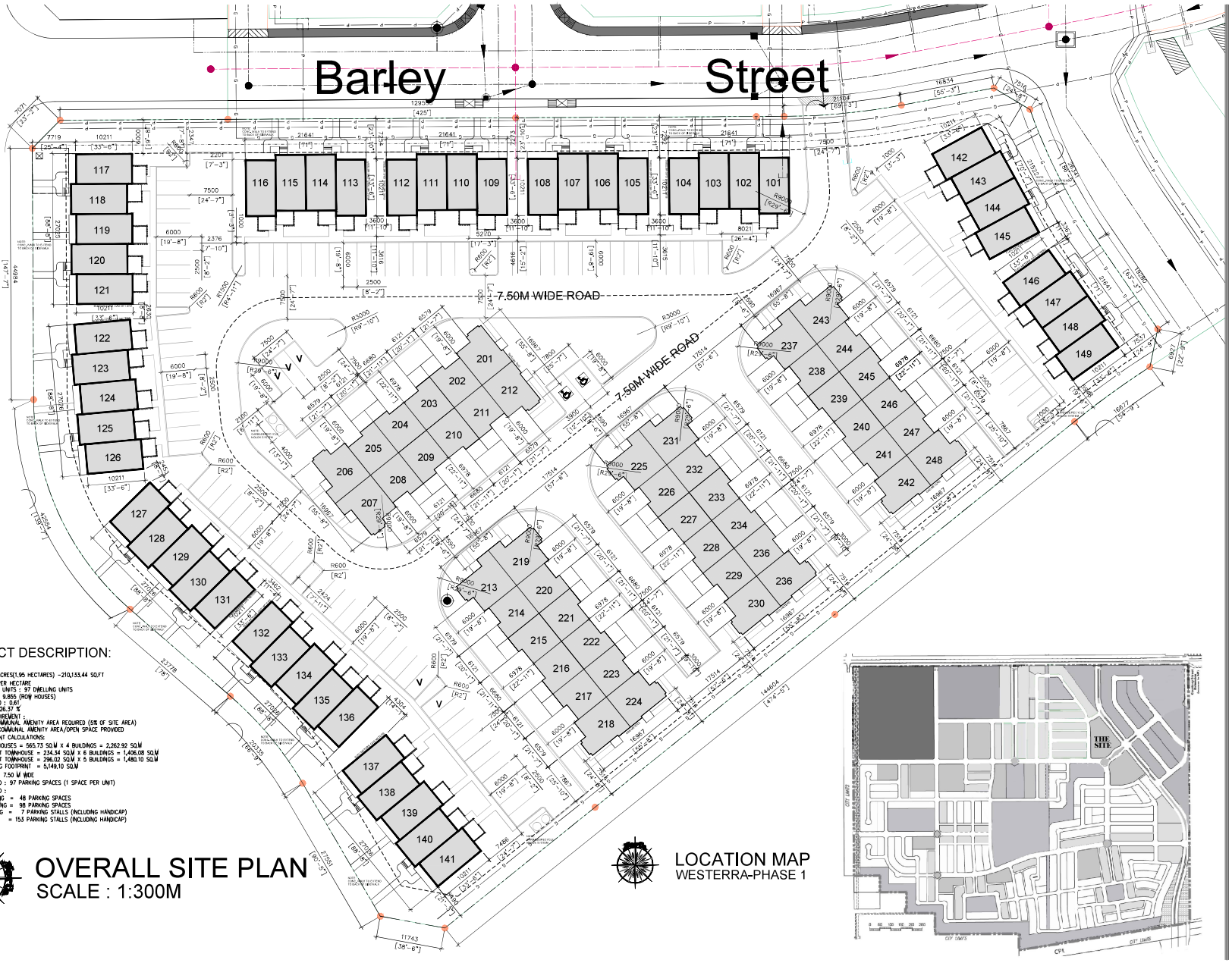
Appendix A-3.1



PROJECT DESCRIPTION:

LOT SIZE: 4.824 ACRES(1.95 HECTARES) -210,133.44 SQ.FT
DENSITY : 49.74 PER HECTARE
TOTAL NUMBER OF UNITS : 97 DWELLING UNITS
BUILDING HEIGHT : 9.855 (ROW HOUSES)
FLOOR AREA RATIO : 0.61
SITE COVERAGE : 26.37 %
OPEN SPACE REQUIREMENT :
976.10 SQ.M COMMUNAL AMENITY AREA REQUIRED (5% OF SITE AREA)
1,169.37 SQ.M COMMUNAL AMENITY AREA/OPEN SPACE PROVIDED
BUILDING FOOTPRINT CALCULATIONS:
12 PLEX ROW HOUSES = 565.73 SQ.M X 4 BUILDINGS = 2,262.92 SQ.M
4 PLEX STREET TOWNHOUSE = 234.34 SQ.M X 6 BUILDINGS = 1,406.08 SQ.M
5 PLEX STREET TOWNHOUSE = 296.02 SQ.M X 5 BUILDINGS = 1,480.10 SQ.M
TOTAL BUILDING FOOTPRINT = 5,149.10 SQ.M
ROADWAY WIDTH : 7.50 M WIDE
PARKING REQUIRED : 97 PARKING SPACES (1 SPACE PER UNIT)
PARKING PROVIDED :
GARAGE PARKING = 48 PARKING SPACES
SURFACE PARKING = 98 PARKING SPACES
VISITOR PARKING = 7 PARKING STALLS (INCLUDING HANDICAP)
TOTAL PARKING = 153 PARKING STALLS (INCLUDING HANDICAP)

OVERALL SITE PLAN
SCALE : 1:300M

LOCATION MAP
WESTERRA-PHASE 1

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Consultants

Notes

Revisions

	By	Appd.	YY.MM.DD
REVISED VISITOR PARKING TO HANDICAP	TD		18.02.12

Issued

	By	Appd.	YY.MM.DD
ISSUED FOR DISCRETIONARY USE	TD		18.01.03
ISSUED FOR REVIEW	TD		17.10.15

Client/Project

NORTH PRAIRIE DEVELOPMENTS LTD.
SASKATOON, SASKATCHEWAN
TEL: (306) 931-2880 ~ FAX: (306) 242-3133

Westerra
Where life finds balance

97 UNITS PLANNED DWELLING GROUP
PARCEL F - WESTERRA, REGINA
1700 BARLEY STREET

Address

Sheet Contents
OVERALL SITE PLAN

Project No. MF2017-03
Scale 1:300M
Drawing No.
Sheet
Revision
A1.0