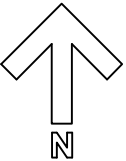


VICTORIA AVE.



1 PRELIMINARY SITE PLAN
A1.1 A1.1 SCALE: 1/8" = 1'-0"

BUILDING AREA LEGEND

EXISTING MAIN LEVEL AREA	2,830 SF. (262.90 SM.)
EXISTING MAIN LEVEL AREA - TO BE DEMOLISHED	453 SF. (42.08 SM.)
TOTAL EXISTING MAIN FLOOR AREA	3,283 SF. (305.0 SM.)
EXISTING BUILDING LESS DEMOLISHED AREA	2,830 SF. (262.90 SM.)
MAIN LEVEL FLOOR AREA - ADDITION	3,369 SF. (312.98 SM.)
TOTAL MAIN LEVEL FLOOR AREA	6,199 SF. (575.89 SM.)
EXISTING 2ND LEVEL AREA	1,130 SF. (104.98 SM.)
2ND LEVEL FLOOR AREA - ADDITION	1,581 SF. (146.87 SM.)
TOTAL 2ND LEVEL FLOOR AREA	2,711 SF. (251.85 SM.)
TOTAL MAIN/2ND FLOOR ADDITION AREA	4,950 SF. (459.86 SM.)
TOTAL FACILITY FLOOR AREA	8,910 SF. (827.73 SM.)

ZONING REVIEW

TOTAL SITE AREA	16,861 S.F. (1,566.39 S.M.)
ZONING:	'MIXED HIGH-RISE'
	REQ'D PROVIDED
MINIMUM LOT AREA	250 s.m. 1,566.39 s.m.
MINIMUM FRONTAGE	6 m 41.1 m
MINIMUM FRONT YARD SETBACK (ACTIVE WALL BELOW 13m)	nil 0.27m
MIN. REAR YARD (IF UNDER 8.5m OF WALL HT.)	1.2m 7.9 m
MIN. SINGLE SIDE YARD (IF UNDER 8.5m OF WALL HT.)	1.2 2.54m
MAX. SITE COVERAGE	90% 36.8%
MAX. BUILDING HT	15m 3.86m
MAX. FLR AREA RATIO	3.0 0.53

PARKING REQUIREMENTS

VETERINARY HOSPITALS	
1ST 150 S.M. - NO STALLS REQUIRED	
827.7 - 150 = 1 PER 150 S.M./677.7 SQ M.	= 4.5 STALLS
TOTAL STALLS REQUIRED	= 5 STALLS
TOTAL STALLS PROVIDED	= 23 STALLS

SITE LANDSCAPE CALC. LEGEND

SITE AREA	16,861 S.F. (1,566.39 S.M.)
10% INTERIOR LANDSCAPE	156m2 (285.6m2 PROVIDED)

TREE & SHRUB ALLOCATION

TREE REQUIREMENT - DECIDUOUS

REQUIRED:	1 TREE FOR EVERY 40m2	
CALCULATION:	156 m² / 40m²	3.9 TREES
NEW TREES REQUIRED BY CITY	4	
NEW TREES PROVIDED:	4 (OK)	
SHRUB REQUIREMENT - DECIDUOUS		
REQUIRED:	1 SHRUB FOR EVERY 20m2	
CALCULATION OF REQUIRED:	156 m² / 20m²	8 SHRUBS
NEW SHRUBS PROVIDED:	26 (OK)	

TREE & SHRUB LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	TOTALS
	GREEN ASH (PATMORE OR BERGESON)	60mm CAL 1.8m STD B&B: 4m HT.	1
	SESTER DWARF BLUE SPRUCE	38mm CAL 1.8m STD B&B: 3.05m HT.	3
	SILVER LEAF DOG WOOD	2 GAL., 5 MAJOR BASAL BRANCHES, 1m SPREAD 500mm HIGH	17
	GOLDFINGER POTENTILLA	2 GAL., 5 MAJOR BASAL BRANCHES, 1m SPREAD 600-800mm HIGH	9
	PENCIL CEDARS	2 GAL., 5 MAJOR BASAL BRANCHES, 1m SPREAD 500mm HIGH	4
	DECORATIVE TALL GRASS PERENNIALS		3

SITE MATERIALS FINISH LEGEND

MATERIAL	SPECIFICATIONS	HATCH PATTERN
LIGHT DUTY ASPHALT	50mm ASPHALT ON 150mm GRANULAR BASE (TYPE 33) 150mm GRANULAR SUB-BASE (TYPE 8) COMPACTED TO 98% STANDARD PROCTOR DENSITY	
CONCRETE	SEE DETAILS & STRUCTURAL	
DECORATIVE ROCK	75-100mm ROUNDED RIVER ROCK	
FAUX GRASS	FAUX GRASS/TURF	
DECORATIVE ROCK	20mm RAINBOW PEA ROCK	
PAVING STONE	RE-PURPOSED PAVING STONE	

DRAWING LIST

ARCHITECTURAL

- A-1.1 PRELIMINARY SITE PLAN
- A-2.0 EXISTING/DEMOLITION MAIN LEVEL PLAN
- A-2.1 RENOVATED MAIN LEVEL PLAN
- A-2.2 EXISTING/DEMOLITION 2ND LEVEL PLAN
- A-2.3 RENOVATED 2ND LEVEL PLAN
- A-3.1 PRELIMINARY EXTERIOR ELEVATIONS
- A-3.2 PRELIMINARY EXTERIOR ELEVATIONS & EXISTING PICTURES
- A-4.1 BUILDING SECTION

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JMA ARCHITECTURE LTD.
10138 Wascana Estates Regina, SK S4V2X4
W jmaarchitecture.ca C 306.530.5482 E john@jmaarchitecture.ca

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PROJECT TITLE:
ADDITIONS & RENOVATIONS TO VICTORIA VETERINARY CLINIC
628 VICTORIA AVE.

REGINA, SASK.
SHEET TITLE:
PRELIMINARY SITE PLAN

PROJECT NUMBER:
18023
PROJECT DATE:
30 APR 21
SHEET NUMBER:
A-1.1
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