

Street

Lane

Street

Pasqua

Wascana

Carcoana
ARCHITECTURE LTD.

Lawrence N. Carcoana, Principal

1477 AUBREY STREET, REGINA, SASKATCHEWAN S4S 0B8
TEL: 306.362.5024 | FAX: 306.371.4471
carcoana@carcoana.ca

Professional Seal:



Project Title:

PASQUA APARTMENTS
REGINA, SASKATCHEWAN

Notes:

Any representations in the tender documents are for the use of the contractor and do not constitute a contract. The contractor shall be responsible for its own liability and shall be held liable for its own actions and omissions and shall be held liable for its own representations, omissions and errors and shall be held liable for its own actions and omissions and shall be held liable for its own actions and omissions and shall be held liable for its own actions and omissions. Any errors or omissions in the tender documents shall be the responsibility of the contractor and shall be the responsibility of the contractor. Any errors or omissions in the tender documents shall be the responsibility of the contractor and shall be the responsibility of the contractor.

Issue Record:

Revision: R1 REVISED SITE PLAN, ADDED MECHANICAL ELECTRICAL AND BARBER FREE SIGN DETAILS
R2 REVISED SITE PLAN, ADDED MECHANICAL ELECTRICAL AND BARBER FREE SIGN DETAILS
R3 ADDED LANDSCAPING AND RAMP DETAILS

SITE DEVELOPMENT PLAN

Drawn by: OTHERS Date: AS INDICATED

Drawn by: CRJ/JS Date: JUNE 2014

Checked by: PFM/RO Date: 2015.03.26

Project No: 4719

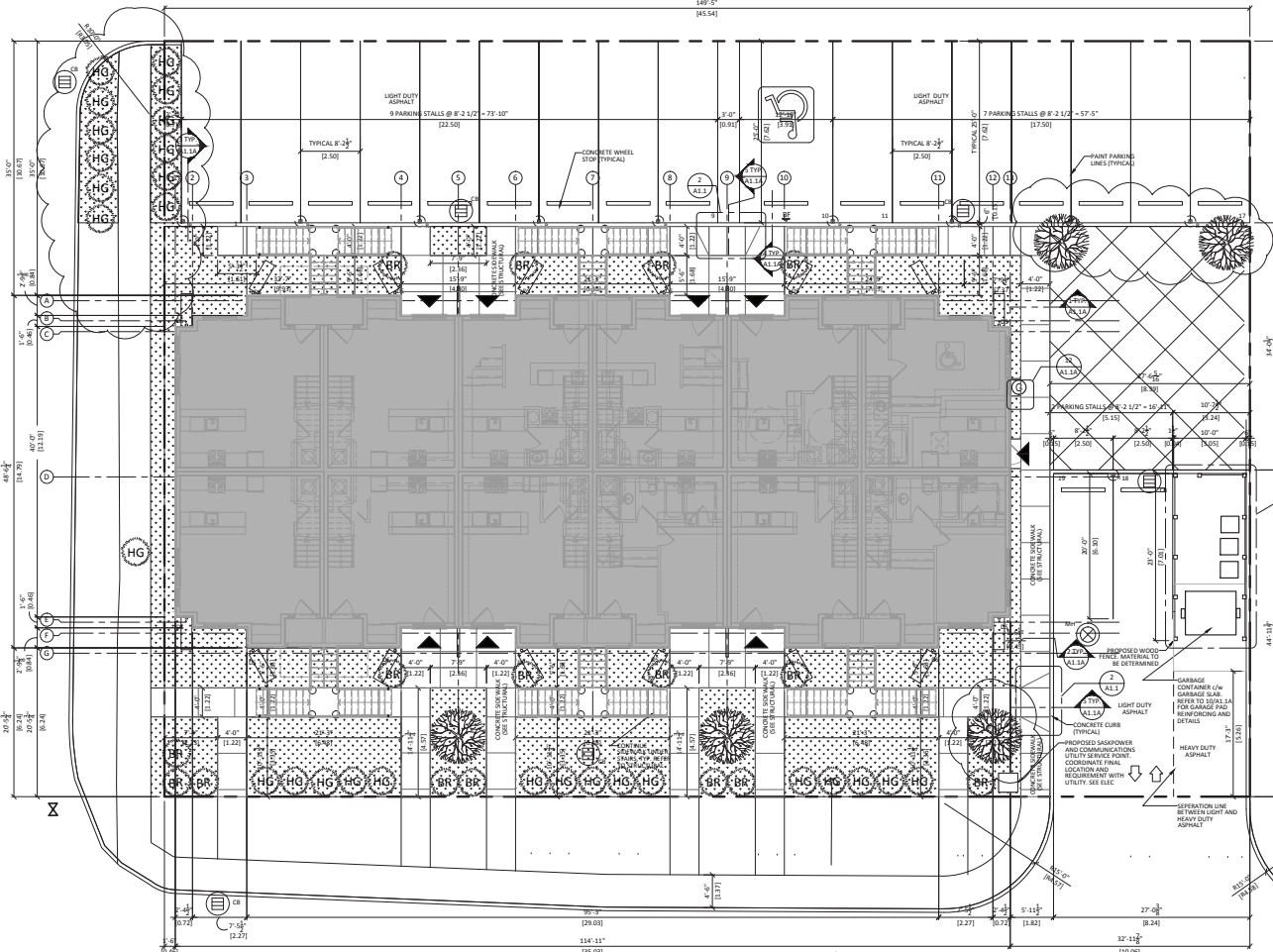
A1.1

Revision: R3 Date: 2015-11-25

Issued for: **BUILDING PERMIT**

Date Issued: 2017.07.19

Date Printed: 2017.07.20



BUILDING CODE MATRIX

REFERENCE: Part 3 & 9, National Building Code, 2010 Edition

Project Description : New 3 Storey Apartment Building
Civic Address : 1175 Pasqua Street, Regina, SK
Total Number of Units : 158 Apartments
Occupancy Classification : 9.10.2.1 : Group C, Residential
Building Classification : 3.2.2.52 : 3 to 5 Storeys

Description	Requirement	Grade
1. Max. Building Area	: 750 sq.m.	: 3 Storeys
2. Max. Number of Storeys	: 3 Storeys	: 3 Storeys
3. Access Route	: Not required	: N/A
4. Sprinkler System	: Not required	: N/A
5. Permitted Construction	: CMHC/Comb.	: Combination
7. Fire Alarm, 9.10.18.2 (2, 3)	: Required	: See Electrical
8. Carbon Monoxide Alarm, 6.2.4.1	: Required	: See Mechanical
9. Fire Separation	: Not required	: See Drawings

Floor Assemblies	FRR (Rv/S) STC	FRR (Rv/S) STC
General, 3.2.3.52	: 1/4	: 1.0
• Stairs, 3.3.4.2 (2)	: 1/4	: 1.0-55 (F284)*
• Above-Crawl Space, 3.2.2.9 (2)	: Not required	: See Drawings
• Exterior Balcony, 3.2.3.11	: 3/4	: 1.0

Roof Assemblies	FRR (Rv/S)	FRR (Rv/S)
• Stairs, 3.3.4.2 (2)	: 1.0-50	: 1.0-57 (W133)*
• Mechanical Room, 3.6.2.1	: 1.0	: 1.0-56 (W50)*
• Stairs, 3.2.3.52	: 3/4	: 1.0 (W133)*
• Exterior Wall, 3.2.3.7, 3.2.3.10 (2)	: 3/4	: 1.0 (W133)*
• East MAUD : 976	: 3/4	: 1.0 (W133)*

Barrier Free Design, 3.8	Required	See Drawings
• Continuity, 3.1.8.3 (2)	: 1.0	: 1.0 (L542)

LOT AREA : 1443.54 SQ.M.
LANDSCAPING AREA : 293.05 SQ.M. (20% OF LOT AREA)
TREE BATIO : 5.0 (LOT AREA x 5% / 40 SQ.M.)

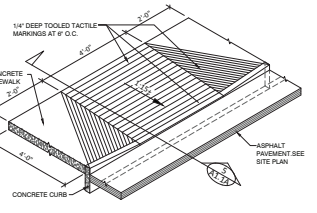
SITE LEGEND

- BARRIER FREE PAINTED SIGN
- TRAFFIC DIRECTION
- WHEEL STOP
- PROPOSED BUILDING
- NEW PAVED AREAS, SIDEWALKS & CURB: CONCRETE w/ SAWCUTS @ 5°C/C
- ACTIVITY AREA
- PROPERTY LINE
- POWER POLE
- CONCRETE
- CAR PLUG
- BUILDING ENTRANCES
- HOOP, SIGNAGE POST
- CATCH BASIN, SEE MECHANICAL
- MAN-HOLE, SEE MECHANICAL
- WEATHER PROOF RECEPTICAL, SEE ELECTRICAL
- BARRIER FREE SIGN, SEE SA/A1.1A
- GAS METER, SEE MECHANICAL

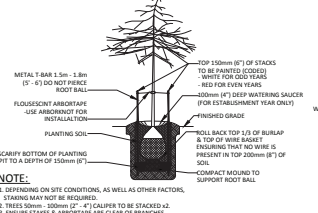
LANDSCAPE LEGEND

TYPE	TREE SPECIES	REMARKS
	NORTHERN GEM HYBRID ASH, SPACED AS SHOWN.	BY OWNER, LOCATE AND SPACING SHOWN
	AMUR MAPLE, SPACED AS SHOWN.	BY OWNER, SPACED AS INDICATED
	HEGE COTTONASTER, SPACED AS SHOWN.	BY OWNER, SPACED AS INDICATED
	BLUE RUG JUNIPER, SPACED AS SHOWN.	BY OWNER, SPACED AS INDICATED
	NATIVE GRASS	AREAS TO BE COVERED AS PER PLAN

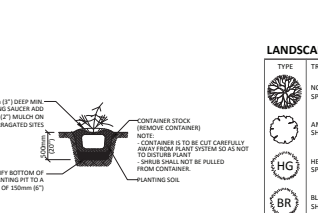
1 SITE DEVELOPMENT PLAN
SCALE 1/8" = 1' 0"



2 TYP CONC BARRIER FREE RAMP DETAIL
SCALE 1/8" = 1' 0"



3 DECIDUOUS PLANTING SECTION
SCALE 1/8" = 1' 0"



4 SHRUB PLANTING SECTION
SCALE 1/8" = 1' 0"