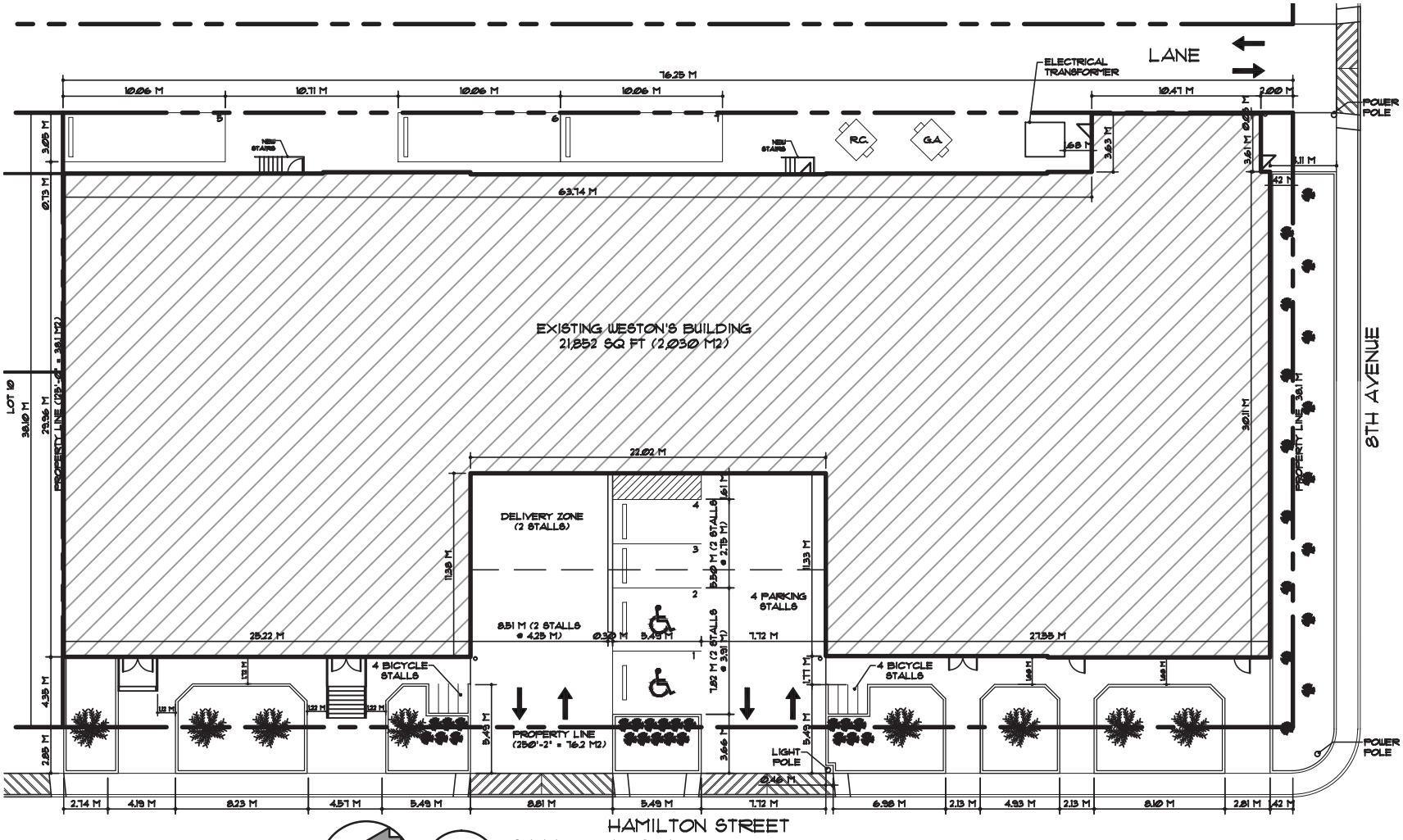


1 / A1.1 SITE PLAN
1/32" = 1' 0"

LEGAL DESCRIPTION
LOT 11 TO 20 , BLK 182,
PLAN OLD 33

MUNICIPAL ADDRESS
1371 HAMILTON STREET, REGINA, SK

ZONING (CITY REGINA ZONING BYLAW NO.4-2003
IA INDUSTRIAL AREA

USE
MERCANTILE/RETAIL/RESTAURANT/OFFICES/RESIDENTIAL

GENERAL NOTES

1. CONTRACTOR TO CONFIRM & COORDINATE ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - EXISTING TRANSFORMERS
   - SWITCHING CUBICLES
   - SERVICE STUBS & ANY CONDITIONS WHICH IMPEDE THE DESIGN INTENT SHOWN
2. ALL DIMENSIONS FROM PROPERTY LINES ARE TO OUTSIDE OF GRADE BEAM UNLESS OTHERWISE NOTED
3. LOCATE SIDEWALK CONTROL JOINTS AS PER THE FOLLOWING:
   - EQUALLY SPACED UNLESS OTHERWISE NOTED
   - AT SIDEWALK CORNERS
   - AT CENTRE OF WINDOW MULLIONS
   - AT CORNERS OF MASONRY
   - AT PILASTERS & BUILDING CORNERS
4. ALL PAINTED LINES TO BE YELLOW
5. ALL NEW ASPHALT TO BE LIGHT DUTY OR HEAVY DUTY, REFER TO PLAN

SITE DATA

SITE AREA	2905.00 SQ. M. (31,270 SQ. FT.)

BUILDING AREA:

MAIN FLOOR	2030.00 SQ. M. (21,852 SQ. FT.)
2ND FLOOR	860.33 SQ. M. (9,261 SQ. FT.)
3RD FLOOR	449.71 SQ. M. (4,841 SQ. FT.)
TOTAL	3340.80 SQ. M. (35,960 SQ. FT.)

TYPICAL PARKING STALL DIMENSIONS	
TYPICAL STALL	9'-0" x 18'-0" (2.750x5.500)
H/C STALL	12'-10" x 18'-0" (3.910x5.500)
REAR STALL	10'-0" x 33'-0" (3.050x10.000)

	MAX. OR MIN. REQ'D (1A)	ACTUAL - ON SITE
LOT AREA	MINIMUM 500m2	2905.00 m2 (31,270 SQ. FT.)
FRONT YARD SETBACK	MINIMUM 7.5m	4.35m
SIDE YARD SETBACK	MINIMUM 1.62m	1.42m
REAR YARD SETBACKS	MINIMUM 5.18m	0.05m
SITE COVERAGE	MAXIMUM 50%	69.86%
FLOOR AREA RATIO	MAXIMUM 1.5	1.1
HEIGHT	MAXIMUM 15m	14.60 M
PARKING STALLS	MAIN - MARKET - 1 STALL PER 20M2 = 1825 M2 = 92 STALLS 2ND - RESIDENTIAL 1 STALL PER UNIT = 6 UNITS = 6 STALLS 3RD - RESIDENTIAL 1 STALL PER UNIT = 2 UNITS = 2 STALLS TOTAL STALLS REQUIRED = 100 DEPENDS ON THE USE OF THE BUILDING. WE CAN HAVE FROM MINIMUM OF 100 STALLS TO A MAXIMUM OF 160 STALLS	THERE ARE 7 STALLS ON SITE AND 30 STALLS OFF SITE
DISABLED STALLS	2% OF REQ'D STALLS = 2	2 PROVIDED
BICYCLE STALLS	5-8 STALLS	8 PROVIDED
LOT FRONTAGE	MINIMUM 15M	76.25 M
DELIVERY/LOADING	2 REQUIRED	2 PROVIDED

DESIGN • A.C.T.
DRAWN • F.L. / C.P.
DATE • 25 FEB 2016
PROJECT • 15139

SHEET A-0.1
REVISION 2

PROJECT
WESTON'S BAKERY RE-DEVELOPMENT
1371 HAMILTON ST., REGINA, SK

DRAWING
SITE PLAN

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