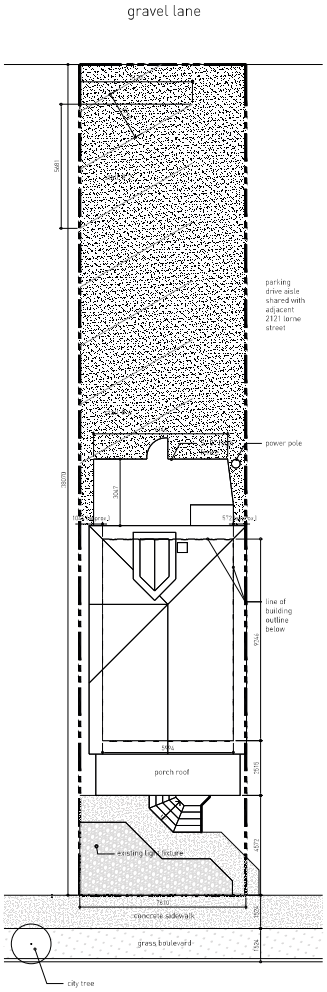
Appendix A-3.1



NOTE : THIS IS NOT A SURVEY

TRUE NORTH

PAPER NORTH

1 SITE / ROOF PLAN 1 : 100

Code Review - 2119 Lorne Street | Regina, Saskatchewan

This review is based on Part 3 of the National Building Code of Canada 2015 edition

Section 3.1 - General

3.1.2.1.1 Major Occupancies
Group D - Business and Personal Services - Travel Agency or Accounting Office (chart)
Group C - Residential - Secondary Suite

Section 3.1.3.1 - Occupancy Separation

3.1.3.1 1 hour fire separation required

Section 3.1.17.1 - Occupant Load

3.1.17.1 Group D - Business and Personal Services - Travel Agency or Accounting Office = 6.1 persons based on building area
Group C - Residential = 2 persons based on count

Section 3.2 - Building Fire Safety (existing building)

3.2.2.5 Total Building Area (above grade) - 114.5m2 (1,233ft2) all floors,
3.2.2.53.1.a Group C - Up to 3 storeys
3.2.2.53.1 Building Area Permitted - not more than 600m2 facing 1 street (chart)
3.2.2.53.2 Construction - Combustible or Non-combustible
3.2.2.53.3.a Floor Assemblies - 1 hour minimum fire separation required between existing dwelling unit and proposed office floor
3.2.2.53.2.c Load bearing walls, columns, arches - FRR 45 minutes if combustible construction

Section 3.4 - Exits (proposed Business and Personal Services Occupancy main floor)

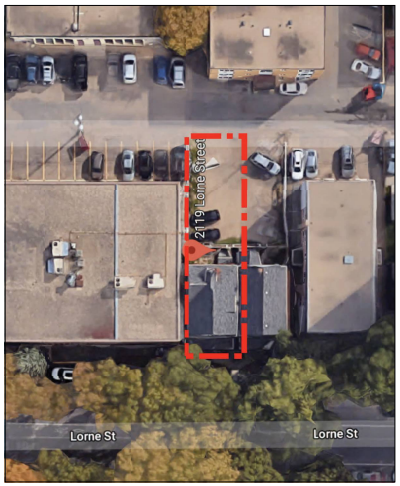
3.4.2.1.1 Two exits required - Two exits provided
3.4.2.5.b 40m maximum travel distance to exits for business and personal services occupancy
3.4.3.2.a Exit corridors and passageways - minimum 1100mm (chart)
3.4.3.2.a Stair Width - minimum 900mm (chart)
3.4.5.1.1.a Exit signs required above all exit doors

Section 3.7 - Health Requirements / Washrooms

3.7.2.2.b Occupant load (proposed Group D Business and Personal Services Occupancy) = 6 therefore 1 washroom required

Section 3.8 - Barrier-Free Design - UBAS Act Supersedes

3.8.2.3.1 Barrier-free standards do not apply since the building was constructed prior to the implementation of the Act (1913) and the building area is less than 600m2.



2 KEY PLAN NTS

Bylaw Review

Reference : City of Regina Zoning Bylaw 9250

Legal Description

Civic Address : 2119 Lorne Street
Plan : 98RA28309
Block : 407
Lot : 22

Zoning

TAR : Transitional Area Residential

Current Use

Residential : Permitted

Proposed Use

House Form Commercial : Discretionary

Development Standards

	Required	Current (approx.)
Minimum Lot Area (m2) -	250m2	289.7m2
Minimum Frontage (m) -	7.5m	7.61m
Minimum Front Yard Setback (m) -	5m	4.57m
Minimum Rear Yard Setback (m) -	5m	20.18m
Minimum Side Yard Setback (m) -	1.2m	1.04m (north side), 0.57m (south side)
Maximum Site Coverage (%) -	50%	19.75%
Maximum Building Height (m) -	32m	7.39m
Maximum Floor Area Ratio (FAR) -	0.75	0.59
Parking	1 space per dwelling unit (1 unit currently)	6

Site Surfacing Legend

- Existing Concrete
- Existing Loose Rock
- Existing Asphalt
- Existing Grass

left hand architecture & design inc.

ISSUED SET		
00	2018/04/25	DISCRETIONARY USE APP.
REV.#	DATE	DESCRIPTION

PROJECT

2119 LORNE STREET
REGINA, SK, S4P 2M6

DISCRETIONARY USE APPLICATION

DRAWING

SITE / ROOF PLAN
KEY PLAN
BUILDING CODE REVIEW
ZONING BYLAW REVIEW

DESIGNED BY	AC
DRAWN BY	AC
REVIEWED BY	AC
PROJECT	18003
DATE	2018/04/25
SCALE	VARIES

SHEET NO.

a0.0

www.lefthandarch.com