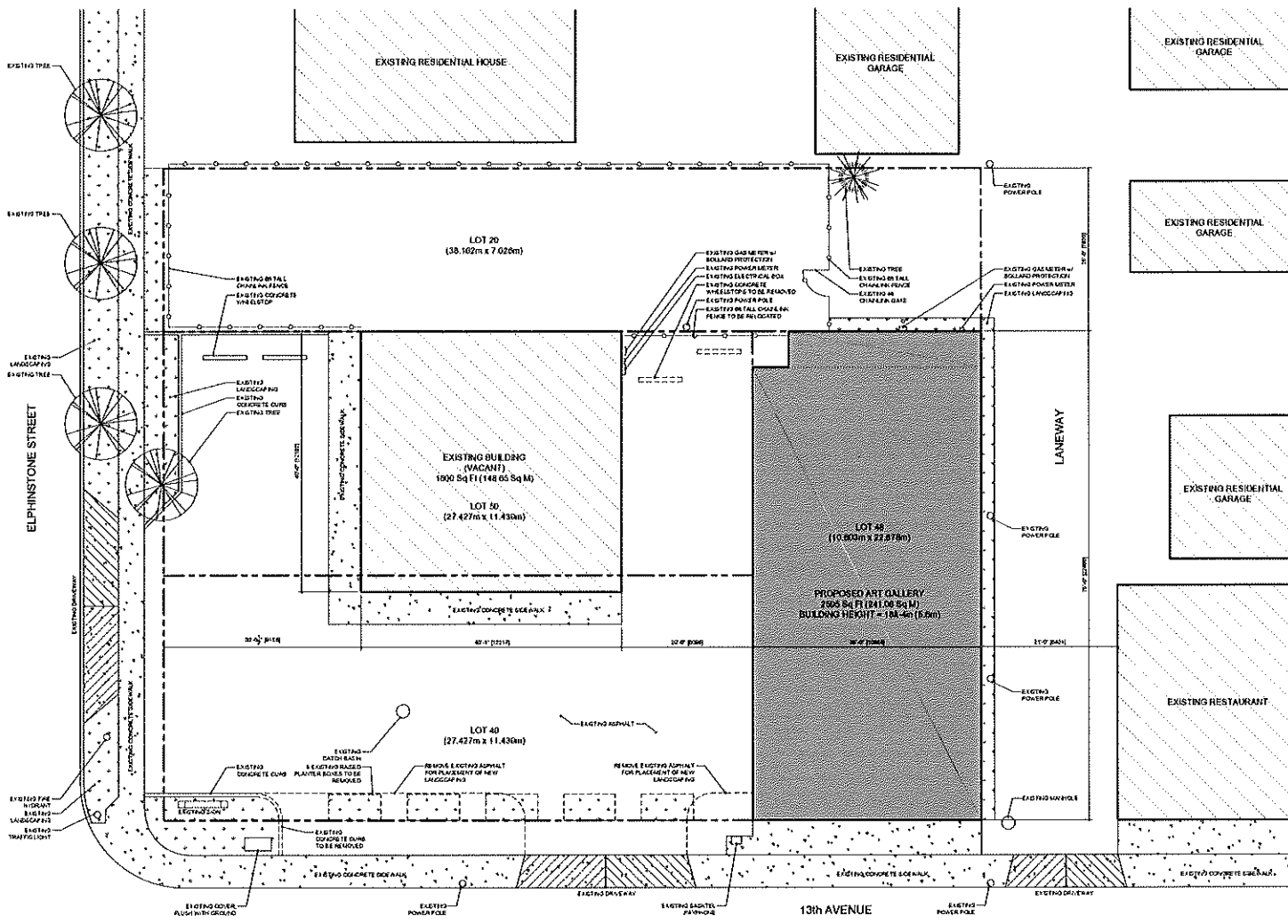


Appendix A-3.1



MUNICIPAL ADDRESS:
 3424 13th AVENUE, REGINA, SK

LEGAL DESCRIPTION:
 LOT 48
 BLOCK 362
 REG 00 PLAN 15 0653

CITY OF REGINA ZONING ANALYSIS:
 ZONE: B3 MIDLAND INDUSTRIAL
 HEIGHTS: 10M
 MAX PERMITTED USE: 1 GARAGE OR STORAGE ROOM

MIN LOT AREA	1000 sq'	ACTUAL: 3488 sq'
MIN FRONT YARD SETBACK	3M	ACTUAL: 5M
MIN FRONTAGE	3.05M	ACTUAL: 19.87M
MIN REAR YARD	3M	ACTUAL: 5M
MIN REAR YARD SETBACK	3M	ACTUAL: 5M
MIN TOTAL SIDE YARD SETBACK	3M	ACTUAL: 5M
MAX GROUND FLOOR COVERAGE	100%	ACTUAL: 241.06/3488 = 6.91%
MAX BUILDING HEIGHT	10M	ACTUAL: 3.30M
MAX FLOOR	2/F	ACTUAL: 1/F

PARKING REQUIREMENTS:
 1 SPACE PER 1000 SQ FT OF GROSS AREA BUT NOT LESS THAN 1 SPACE PER 200 SQ FT OF THE ASSEMBLY FLOOR AREA OF THE LARGEST ASSEMBLY ROOM WITHIN THE BUILDING. TABLE 114 - ASSEMBLY AND RECREATIONAL USES

1 SPACE PER 200 SQ FT 11' WIDE x 8' DEEP STALLS
 1 SPACE PER 200 SQ FT OF ASSEMBLY ROOM
 1/2 SPACE PER 200 SQ FT STALLS

TOTAL NUMBER OF PARKING SPACES PROVIDED: 8 STALLS
 TOTAL NUMBER OF PARKING SPACES PROVIDED: 8 STALLS

MINIMUM 2% OF TOTAL REQUIRED: 1 STALL
 DECKING LOADING STALL
 1/2 SPACE PER STALL IS REQUIRED FOR AN ACCESSIBLE PLACE OF 241 SQ FT (TABLE 114 - REQUIRED LOADING SPACES)

LANDSCAPE REQUIREMENTS:
 MINIMUM TOTAL SITE LANDSCAPING
 10% OF THE TOTAL SITE AREA
 1/2 SPACE PER 1000 SQ FT OF GROSS AREA
 1/2 SPACE PER 1000 SQ FT OF GROSS AREA
 1/2 SPACE PER 1000 SQ FT OF GROSS AREA

LANDSCAPE NOTES:

- PLANTS ARE TO BE SET OUT AND MAINTAINED
- CONCRETE SHALL BE LAID 100MM ABOVE FINISHED GRADE THROUGHOUT ALL SURFACES. APPROPRIATE CROSSLINES ARE TO BE SET TO PROTECT ALL PLANTS FOR PROPER GROWTH

LEGEND:

- PROPERTY LINE
- LANDSCAPING
- EXISTING CONCRETE

SITE PLAN - EXISTING/DEMOLITION

DATE PLOTTED	M.W.P.	DATE	NO. 102	REVISION
PROJECT				
DISCRETIONARY USE APPLICATION FOR PROPOSED ART GALLERY				
3424 13th AVENUE REGINA, SK				
DRAWING				
SITE PLAN - EXISTING/DEMOLITION				
DESIGN	• A.C.T.			
DRAWN	• T.L.M.			
DATE	• 01 AUG 2018			
PROJECT	• 16072			
SHEET NO.	• REVISION/NO.			
A-1.0				