

**LEGAL DESCRIPTION**

LOT 21 TO 24, BLK 181,  
 MUNICIPAL ADDRESS  
 1378 HAMILTON STREET, REGINA, SK  
 ZONING: CITY REGIONAL ZONING BY-LAW NO. 4.2003  
 INDUSTRIAL LIGHT

**USE**

FOOD AND BEVERAGE OR RETAIL

**SITE DATA**

SITE AREA: 1,161.29 SQ. M. (12,500 SQ. FT.)  
 BUILDING AREA: 373.00 SQ. M. (4,015 SQ. FT.)  
 MAIN FLOOR: 373.00 SQ. M. (4,015 SQ. FT.)  
 TOTAL: 746.00 SQ. M. (8,030 SQ. FT.)

**TYPICAL PARKING STALL DIMENSIONS**

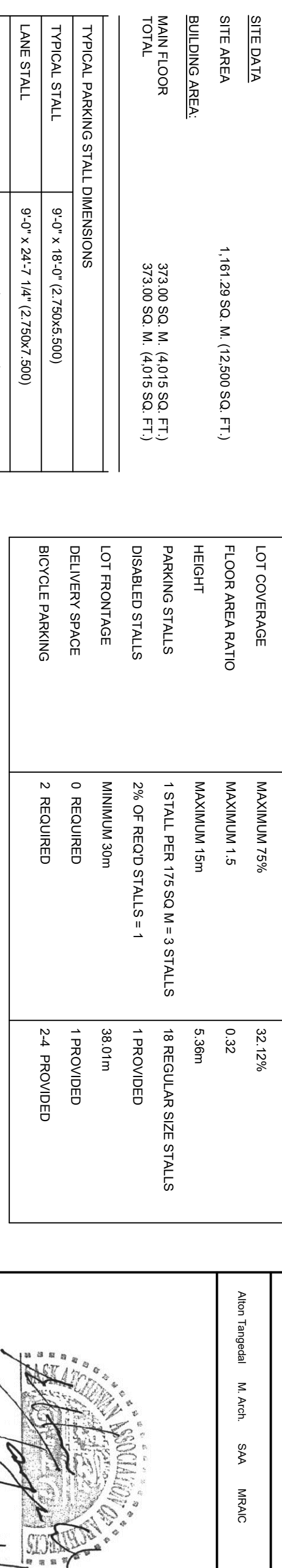
TYPICAL STALL	9'-0" x 18'-0" (2,590x5,500)
LANE STALL	9'-0" x 24'-7 1/4" (2,750x7,500)
PARALLEL STALL	10'-0" x 21'-4" (3,050x6,500)
HIC STALL	12'-10" x 24'-7 1/4" (3,910x7,500)

**TYPICAL PARKING STALL DIMENSIONS**

LOT AREA	MINIMUM 2000m <sup>2</sup>	ACTUAL: ON SITE	1161.288 m <sup>2</sup> (12,500 SQ. FT.)
FRONT YARD SETBACK	NIL	0.00m	NIL
SINGLE SIDE YARD SETBACK	NIL	0.00m	NIL
TOTAL SIDE YARD SETBACK	MINIMUM 5m	7.57m	7.57m
REAR YARD SETBACKS	MINIMUM 2.0m	18.16m	32.12%
LOT COVERAGE	MAXIMUM 75%	0.32	
FLOOR AREA RATIO	MAXIMUM 1.5	0.32	
HEIGHT	MAXIMUM 15m	5.36m	
PARKING STALLS	15 STALL PER 175 SQ. M. = 3 STALLS	19 PROVIDED	
DISABLED STALLS	2% OF RECORD STALLS = 1	1 PROVIDED	
LOT ROOFAGE	MINIMUM 30m	38.01m	
DELIVERY SPACE	0 REQUIRED	1 PROVIDED	
BICYCLE PARKING	2 REQUIRED	24 PROVIDED	

**GENERAL NOTES**

- CONTRACTOR TO CONFIRM & COORDINATE ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO:  
 • NEW ACCESS TO PROPERTY  
 • LOCATION OF CURBS  
 • SERVICE STUBS & ANY CONDITIONS WHICH IMPED THE DESIGN INTENT SHOWN
- ALL DIMENSIONS FROM PROPERTY LINES ARE TO OUTSIDE OF GRADE BEAM UNLESS OTHERWISE NOTED
- LOCATE SIDEWALK CONTROL JOINTS AS PER THE FOLLOWING:  
 • AT CENTRE OF WINDOW MULLIONS AT CORNERS OF MASONRY  
 • AT SIDEWALK CORNERS  
 • AT FUSIBLES & BUILDING CORNERS
- ALL PAINTED LINES TO BE YELLOW



**SIDEWALK DETAIL**

**CURB DETAIL**

**CURB LANDSCAPE DETAIL**

**ASPHALT LANDSCAPE DETAIL**

**TYPICAL BOLLARD DETAIL**

**CURB CUT DETAIL**

**BARRIER FREE SIGN DETAIL**

**GARBAGE ENCLOSURE FRONT**

**GARBAGE ENCLOSURE REAR**

**TYP BICYCLE DETAIL**

**TYP HIC STALL**

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**Alton Tangedal**  
 M. Arch. S.A. M.B.A.C.

DATE: 1/20

**LEGEND**

- 0 DETAIL NUMBER
- A-0 SHEET NUMBER
- AREA ROOM NAME
- ROOM NUMBER
- INTERIOR ELEVATION
- GRID REFERENCE
- WALL TYPE
- DOOR NUMBER
- WINDOW TYPE
- KEY NOTES
- DEMOLITION NOTE
- NEW ELEVATION
- EXISTING ELEVATION
- NEW DOOR
- EXISTING DOOR

**PROJECT**  
 WESTONS BAKERY  
 GARBAGE BUILDING  
 1378 HAMILTON STREET  
 REGINA, SK

**SITE PLAN**  
 SITE DATA  
 SITE DETAILS

**DRAWINGS**

NO.	DATE	REVISION
1	18/02/2020	PROPOSED WORK (SEE B0250, B0250)
2	24/01/2020	RE-DESIGNED FOR BUILDING PERMIT
3	27/01/2017	708 BUILDING PERMIT ADDED SITE DETAILS
4	15/06/2016	REVISED PER CITY COMMENTS
5	23/02/2016	MESHES ADD/REMOVED MARKING
6	21/10/2015	DISCREPANCY (SEE APPLICATION)
7	27/11/2025	REVISION

**DESIGN**

- ACT.
- FLA.F.

**DRAWN**

**DATE**

**PROJECT**

**SHEET NO.**

**REVISION NO.**

**A-0.1**

**6**