



SITE DATA	
OVERALL SITE: 1989m²	
BUILDING AREA: 2367m²	
CURRENT ZONING: (R1) RESIDENTIAL DETACHED ZONE	PROPOSED CONTRACT ZONING
MAX LOT COVERAGE: 50% MAX FAR: 0.75 MAX BUILDING HEIGHT: 11m	PROPOSED LOT COVERAGE: 882.06m²/1951.13m² = 45.2% PROPOSED FAR: 2356.06m²/1952.13m² = 1.207 (MAIN: 879.62m², SECOND 875.03m², THIRD: 601.41m² = 2356.06m²) PROPOSED BUILDING HEIGHT: 11m
LANDSCAPING AREA REQUIRED: 15%	PROPOSED LANDSCAPING PROVIDED: 24% + THE SPACE BETWEEN THE PROPERTY LINE AND BACK OF SIDEWALK.
PARKING RATIO: 1 STALL REQ'D PER DWELLING UNIT (16 UNITS)	PROPOSED PARKING PROVIDED: 34 STALLS (24 STALLS UNDERGROUND) 10 SURFACE STALLS OFF ALLEY.)
BICYCLE PARKING: 2 SHORT-TERM 1 LONG-TERM	BICYCLE PARKING PROVIDED: 4 SHORT-TERM, 4 LONG-TERM UNDERGROUND SECURE.

PARKING REQUIREMENTS:

CALCULATED IN ACCORDANCE WITH TABLE 3C.T6: RESIDENTIAL LOW-RISE PARKING REQUIREMENTS (2019 ZONING BYLAW)

PARKING STALLS:

- TYPICAL STALL: 2730mm x 5500mm.
- COMPACT STALL: 2440mm x 4900mm. UP TO 30% COMPACT STALLS PERMITTED.
- ACCESSIBLE STALL: 3900mm x 5500mm. MINIMUM 2% OF ALL STALLS REQUIRED TO BE ACCESSIBLE. 1 REQUIRED & PROVIDED UNDERGROUND ADJACENT TO ELEVATOR LOBBY.

PARKING STALLS PROVIDED		
TYPE	LOCATION	
	SURFACE	UNDERGROUND
TYPICAL	9	16
COMPACT	1	7
ACCESSIBLE	1	1
	10	24

BICYCLE PARKING

4 SHORT-TERM AND 1 LONG-TERM PARKING STALL REQUIRED PER 10 VEHICLE STALLS REQUIRED.
4 SHORT-TERM SECURE STALLS ARE PROVIDED WITHIN BACKYARD FENCE, WITH ACCESS TO REAR COMMON ENTRY.
4 LONG-TERM SECURE STALLS ARE PROVIDED WITHIN UNDERGROUND PARKING AREA.

LANDSCAPING/SCREENING REQUIREMENTS:

CALCULATED IN ACCORDANCE WITH TABLE 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS (2019 ZONING BYLAW)

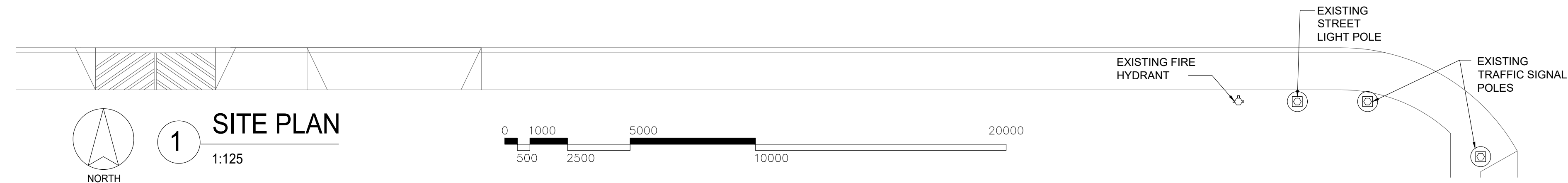
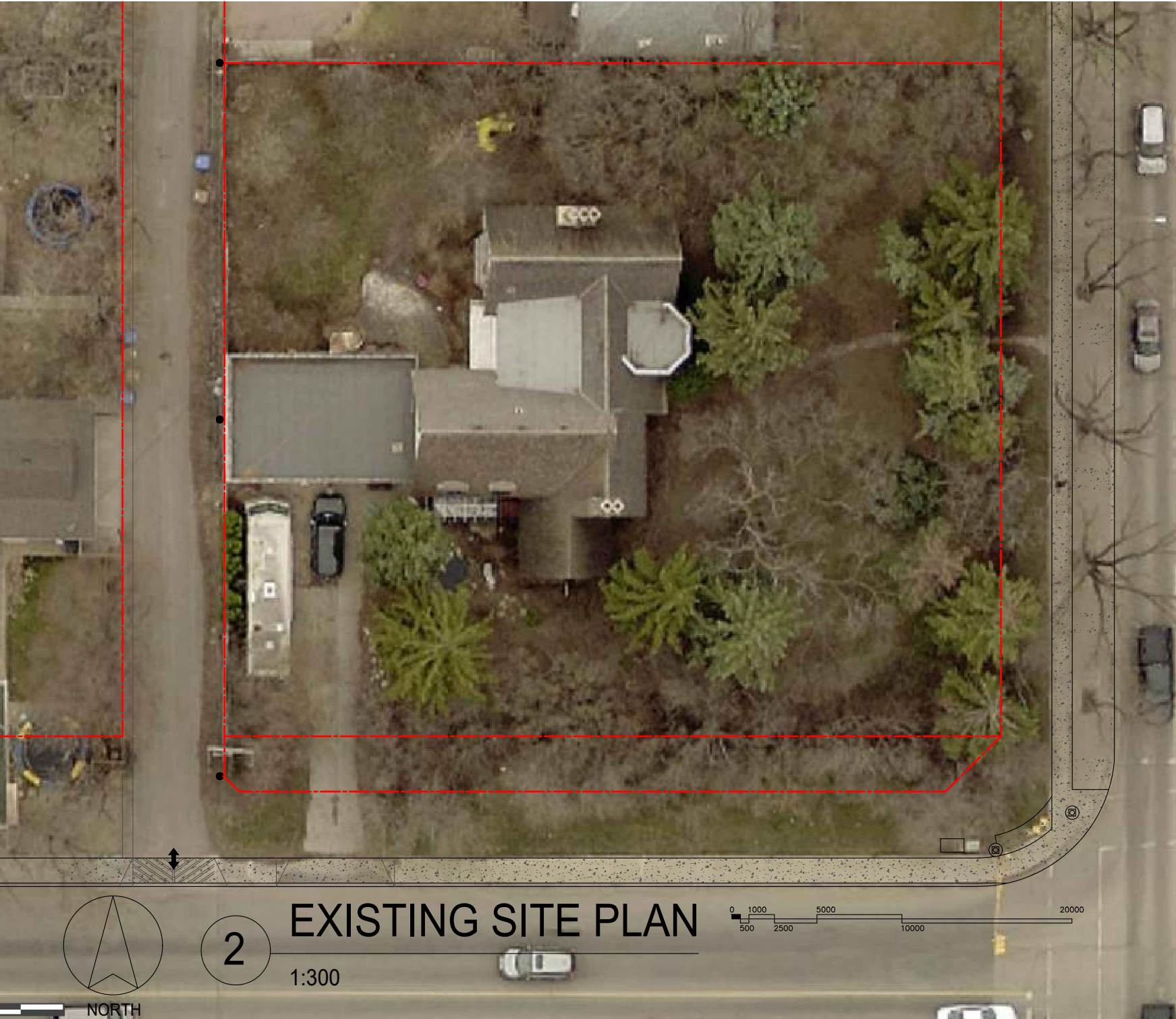
BUILDING STACKED: MINIMUM 15% TOTAL SITE TO BE LANDSCAPED. 1952.13m² x 0.15 = 292.81m² REQUIRED. 489m² PROVIDED. (DOES NOT INCLUDE AREAS BETWEEN PROPERTY LINE AND INSIDE OF SIDEWALK)

1 TREE PER 40m² OF REQUIRED LANDSCAPING: 8 TREES.
1 SHRUB PER 20m² OF REQUIRED LANDSCAPING : 15 SHRUBS
1 DECIDUOUS TREE PER 10m ALONG A REGISTERED RIGHT OF WAY.
HILL AVE 45.7m : 5 TREES
ALBERT STREET : 43.8m : 5 TREES

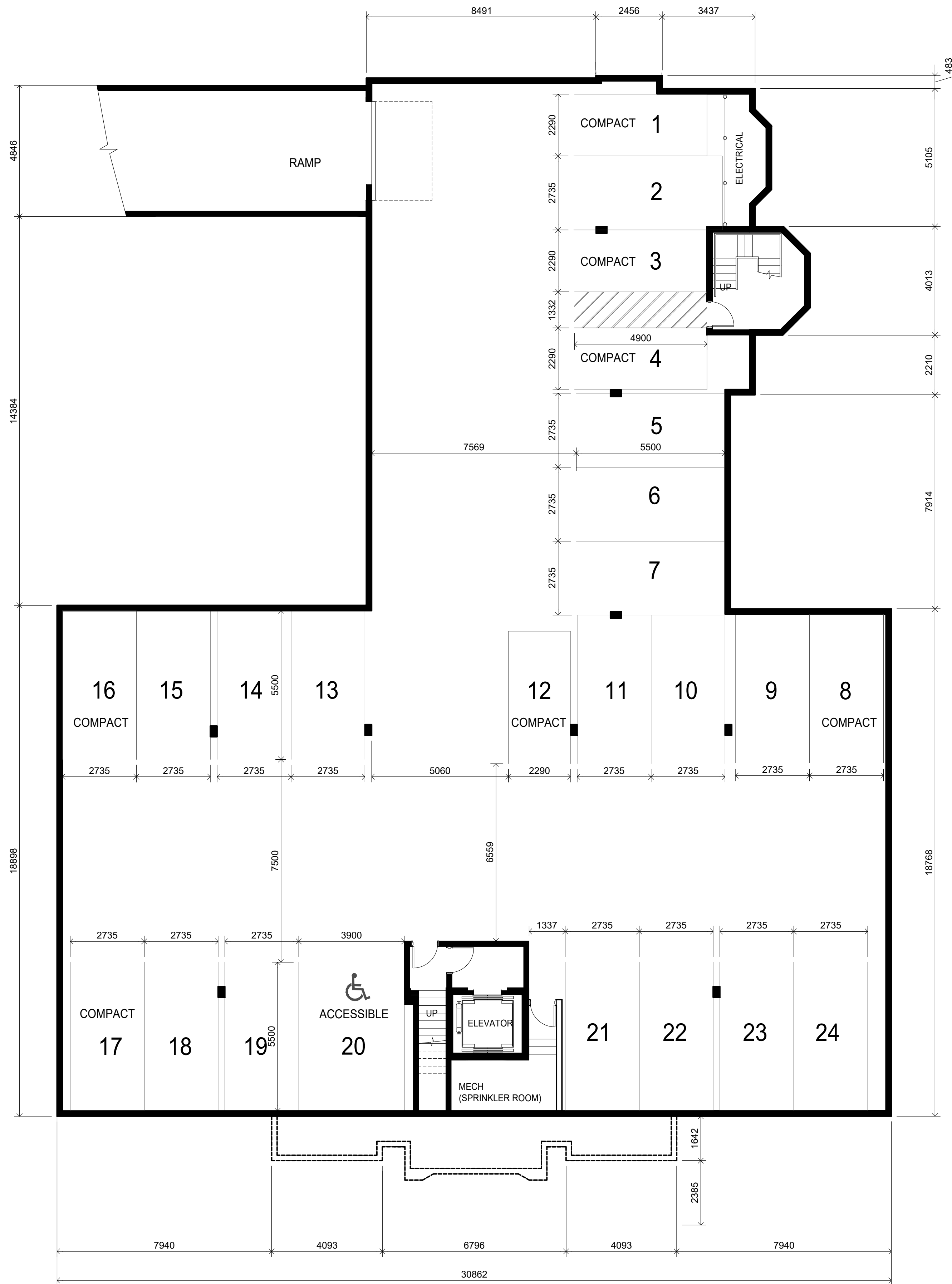
5 NEW DECIDUOUS TREES PROVIDED ALONG HILL AVE.
xx EXISTING TREES BEING MAINTAINED ALONG ALBERT STREET.
19 TREES TOTAL.
50 SHRUBS TOTAL.

REVISIONS PERTAIN TO THE REDUCTION IN SUBDIVISION PROPERTY BEING PURCHASED. SOUTH PROPERTY LINE HAS BEEN BE RELOCATED 910mm NORTH OF WHAT WAS ISSUED IN REV. 0.

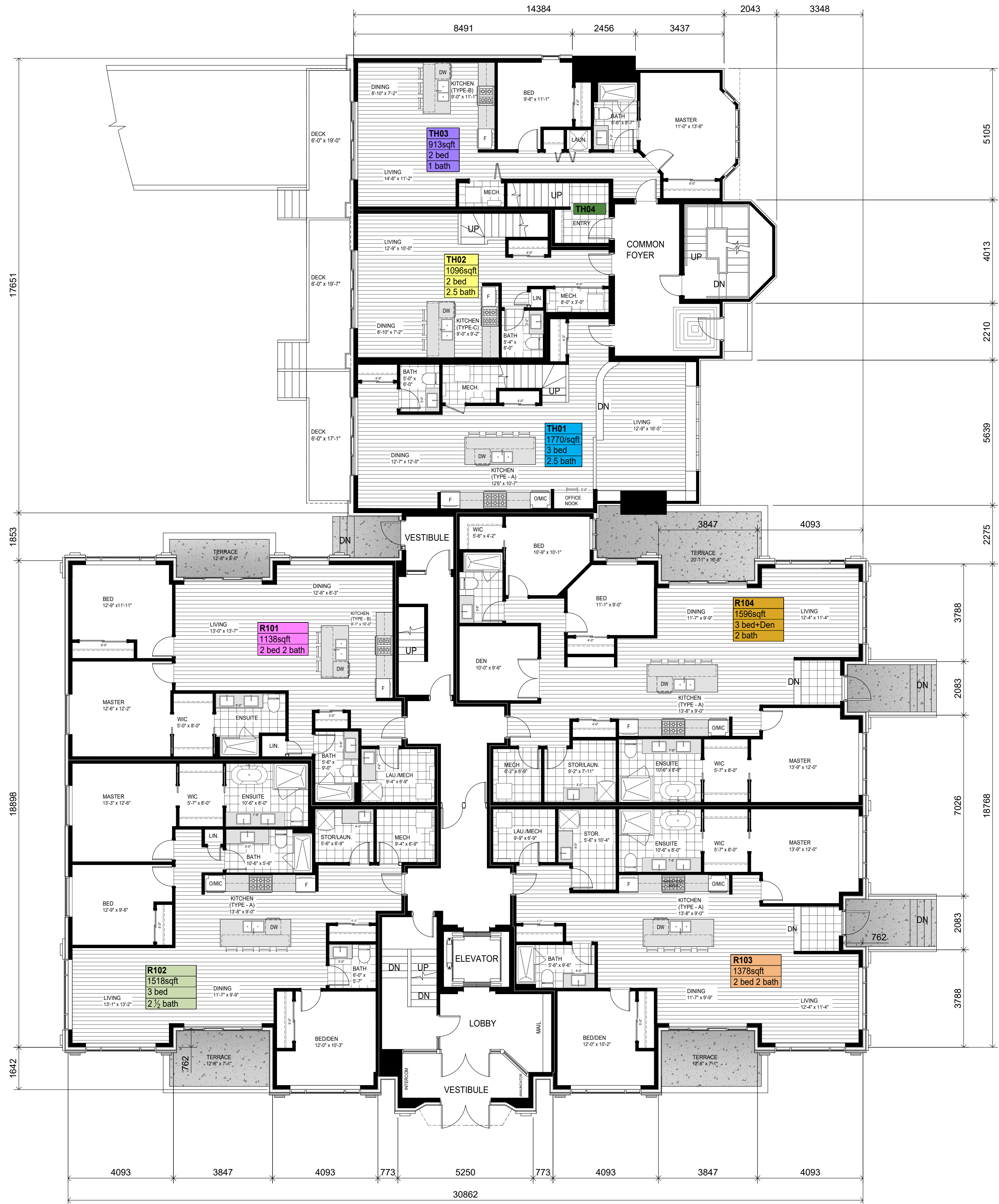
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	0 ISSUED FOR DEVELOPMENT PERMIT	2020-06-03
Rev.	Description	Date Y.M.D.
REVISION SCHEDULE		



Project Name		
3160 ALBERT STREET REVITALIZATION		
City		
REGINA, SASKATCHEWAN		
Sheet Title		
SITE PLAN & SITE DATA / ZONING REQUIREMENTS		
Drawn By		
Checked By		
Designed By		
Scale		
1 : 125		
Date		
20.06.03		
Revision		
Sheet Number		
0		
1.0		



1 PARKADE FLOOR PLAN
1:100



2 MAIN FLOOR PLAN
1:100

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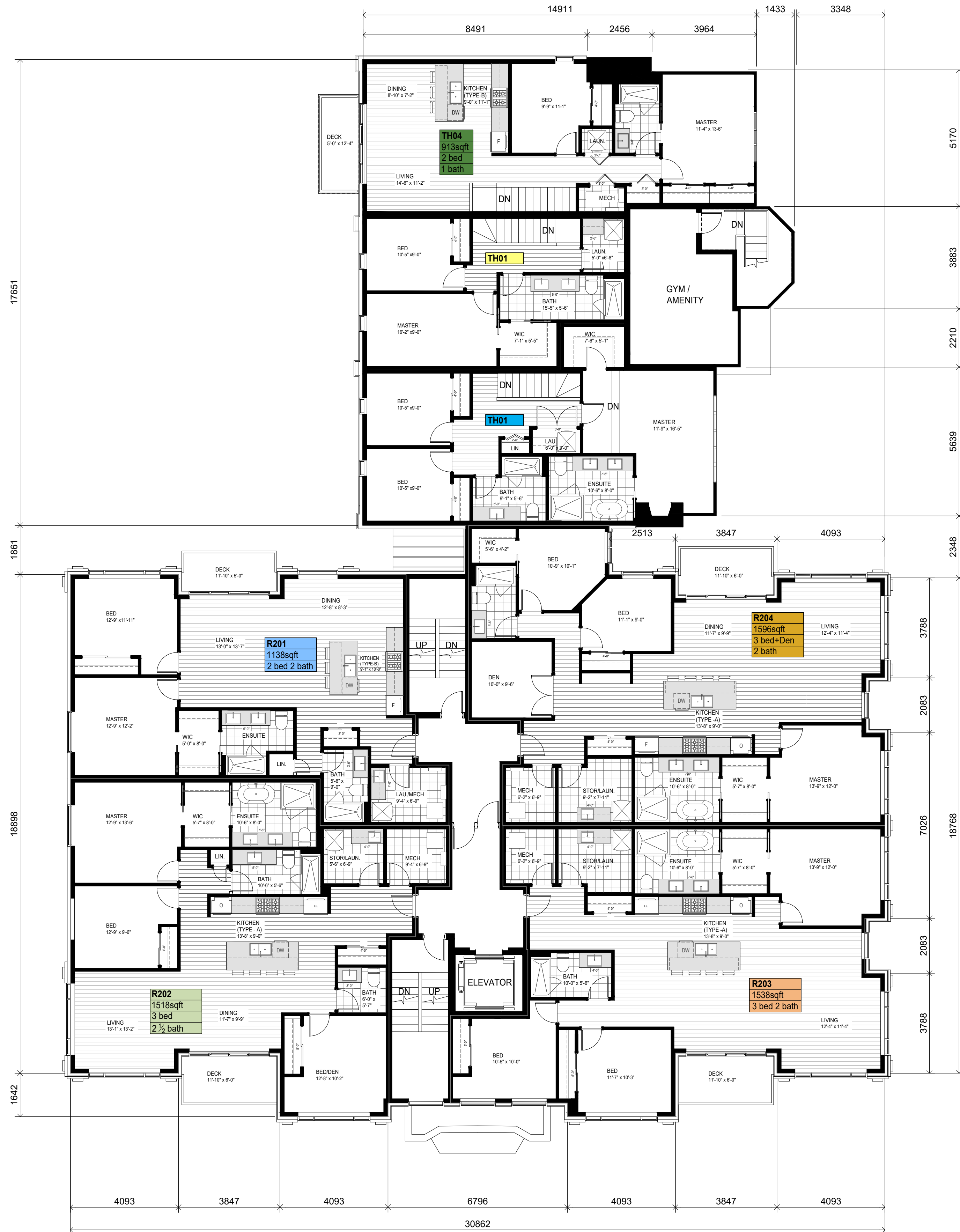
Project Name
3160 ALBERT STREET REVITALIZATION

City
REGINA, SASKATCHEWAN

Sheet Title
PARKADE FLOOR PLAN & MAIN FLOOR PLAN

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Revision	Sheet Number	

0 2.1



1 SECOND FLOOR PLAN
1:100



2 THIRD FLOOR / ROOF PLAN
1:100

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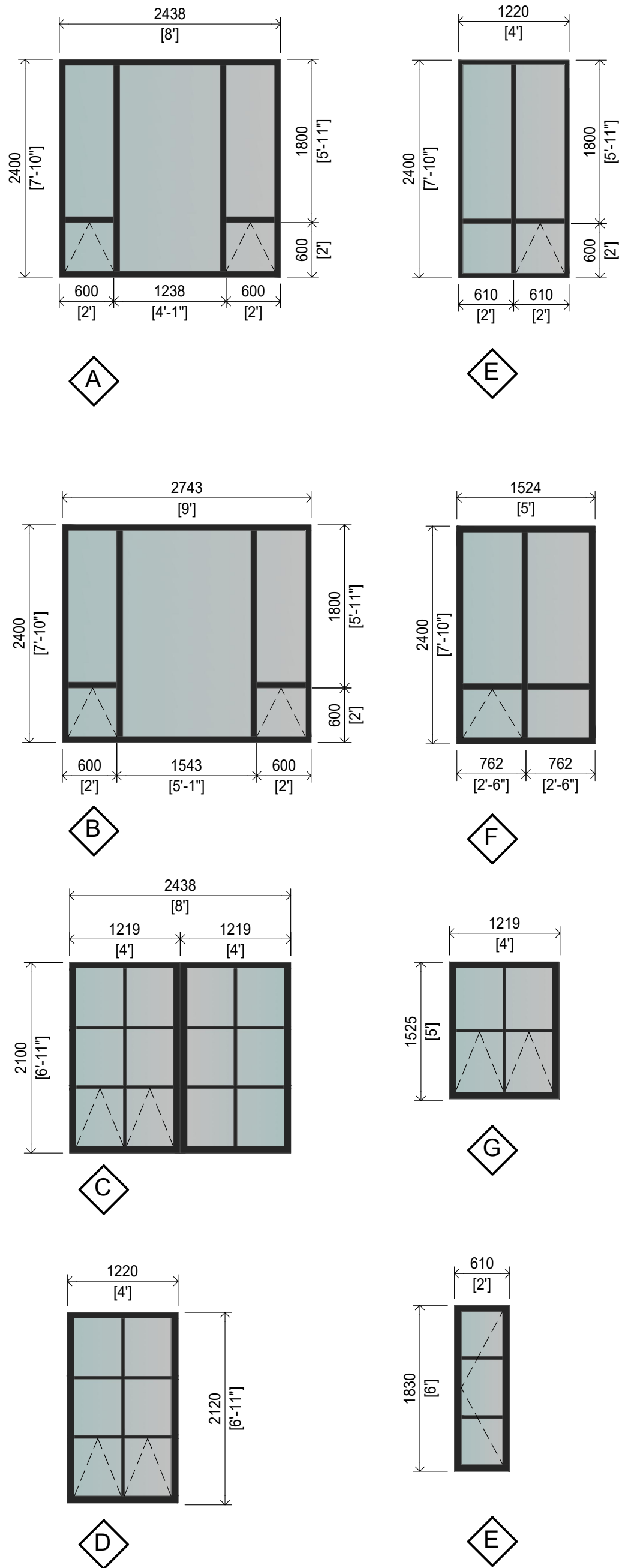
Project Name
3160 ALBERT STREET
REVITALIZATION

City
REGINA, SASKATCHEWAN

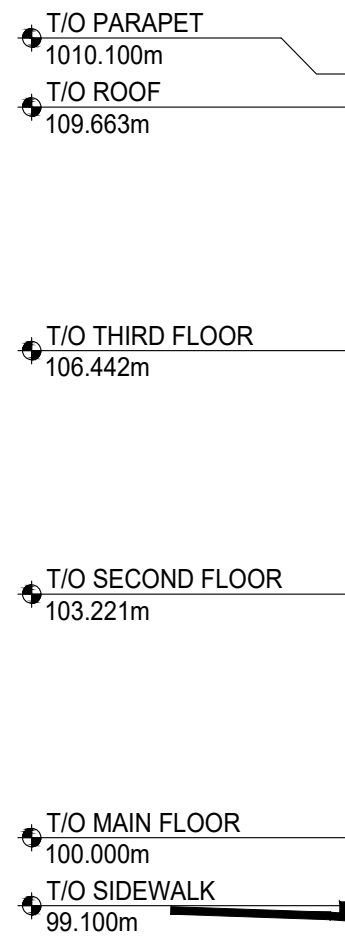
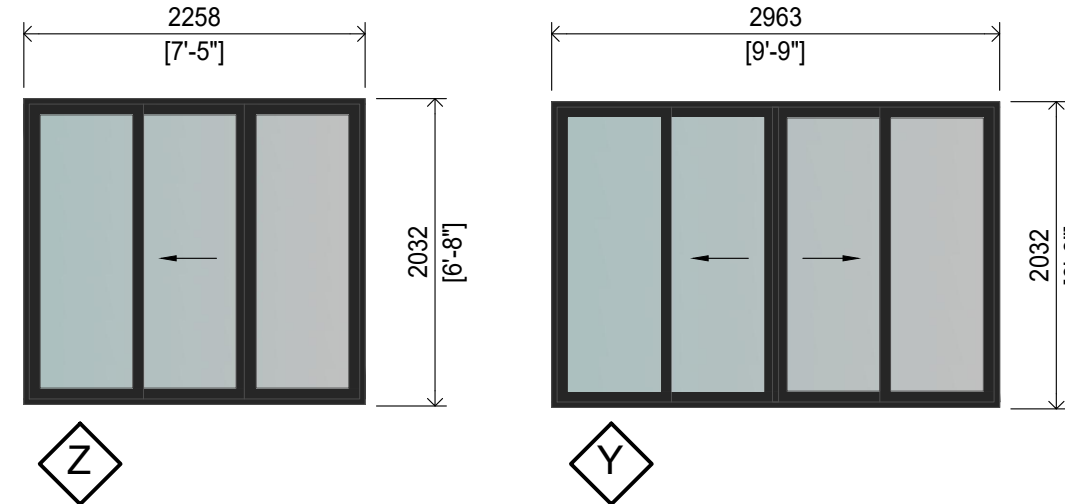
Sheet Title
SECOND FLOOR PLAN &
THIRD FLOOR PLAN

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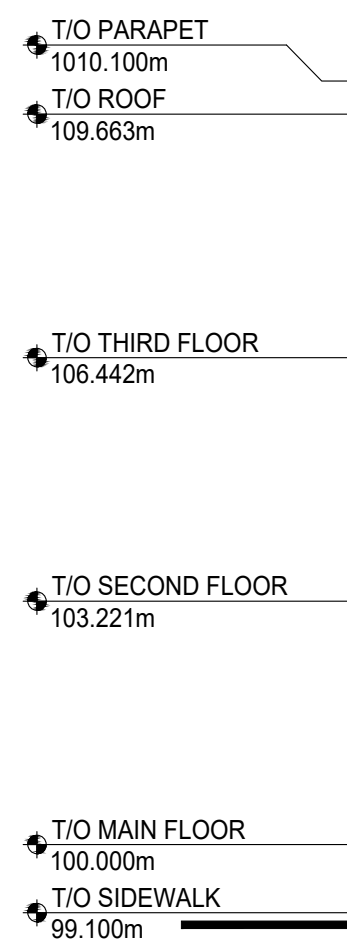
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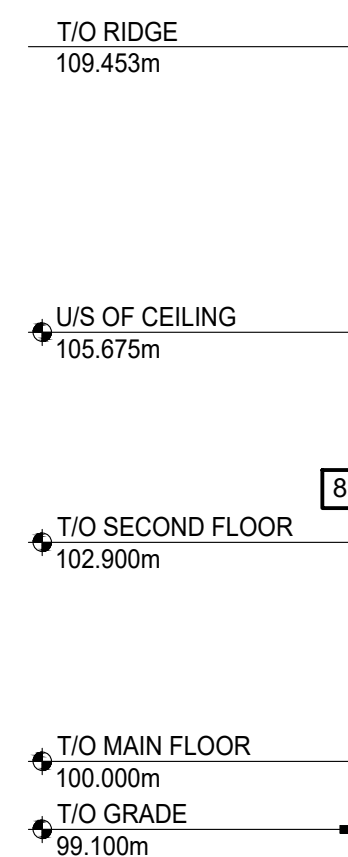
PATIO DOOR SCHEDULE



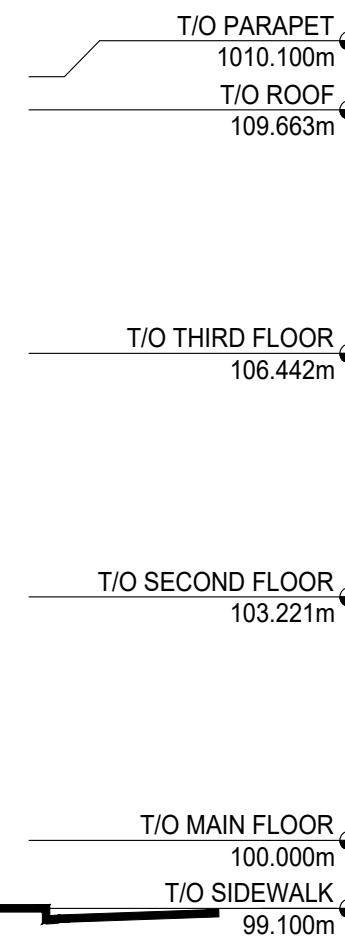
1 EAST ELEVATION (ALBERT ST.)
1:100



2 SOUTH ELEVATION (HILL AVE..) 1:100



3 WEST ELEVATION
1:100



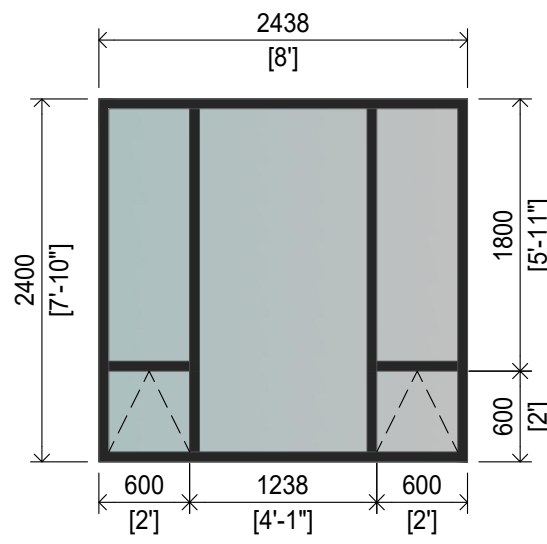
- NEW CONSTRUCTION
- 1 90 TYNDALL STONE VENEER
 - 2 STONE VENEER BASE
 - 3 EXPOSED CONCRETE WALL & STAIRS
 - 4 ACRYLIC STUCCO - CREAM
 - 5 PREFORMED CORNICE ACRYLIC STUCCO - CREAM
 - 6 PRE-FINISHED METAL SIDING - MATT BLACK
 - 7 PRE-FINISHED METAL BREAK SHAPES - MATT BLACK
 - 8 ROD IRON HANDRAIL
- RESTORATION
- A RE-POINT EXISTING BRICK VENEER
 - B RESTORE AND PAINT EXISTING STUCCO - TO MATCH EXISTING
 - C RESTORE AND PAINT EXISTING HALF TIMBER TRIM - TO MATCH EXISTING
 - D RESTORE AND PAINT EXISTING FACIA, RAFTER TAILS, EAVE TROUGHS AND SOFFIT.
 - E NEW CEDAR SHAKE ROOFING
- RESTORE EXISTING WINDOWS

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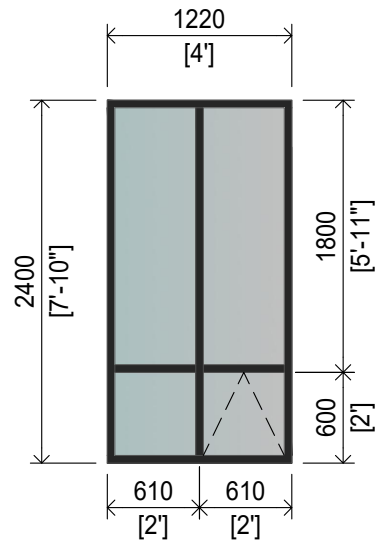
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REGINA, SASKATCHEWAN		
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EXTERIOR ELEVATIONS		
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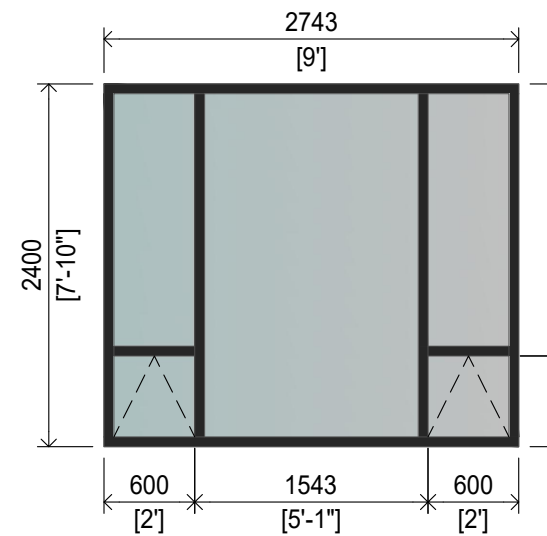
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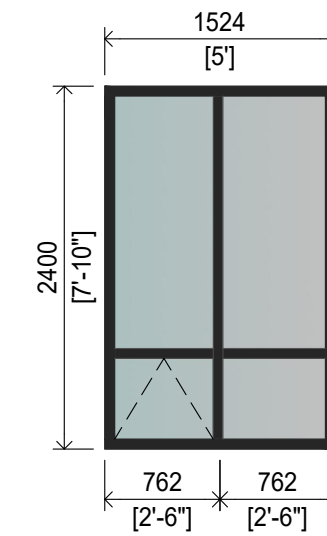
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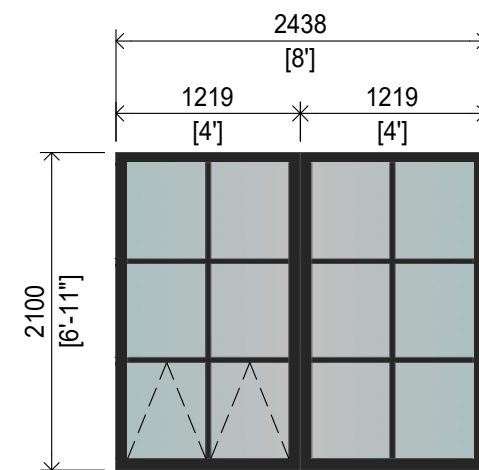
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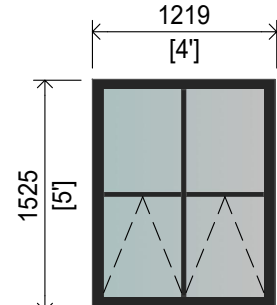
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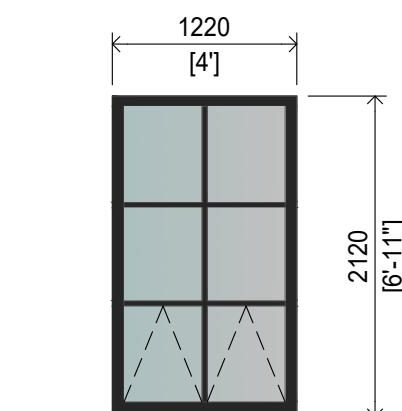
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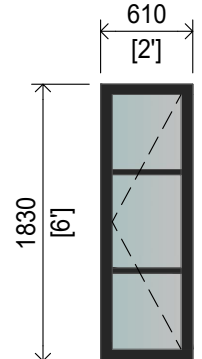
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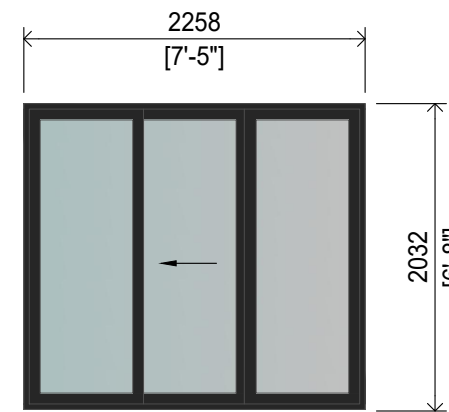


D



E

PATIO DOOR SCHEDULE



Z



Y

T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m

T/O PARAPET
1010.100m
T/O ROOF
109.663m

T/O THIRD FLOOR
106.442m

T/O SECOND FLOOR
103.221m

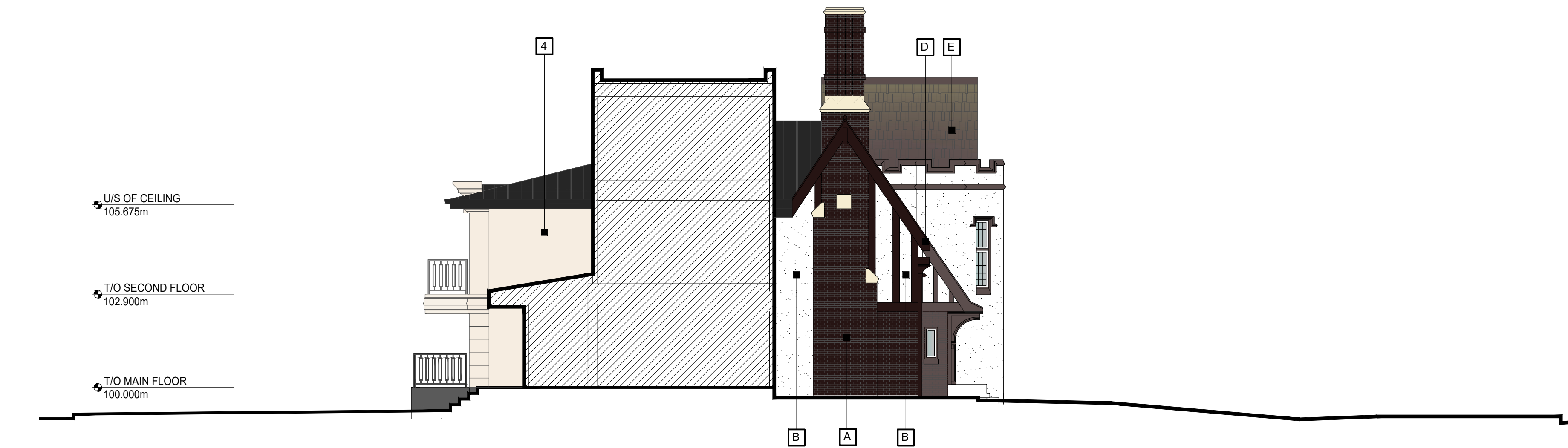
T/O MAIN FLOOR
100.000m
T/O SIDEWALK
99.100m

U/S OF CEILING
105.675m

T/O SECOND FLOOR
102.900m

T/O MAIN FLOOR
100.000m

T/O GRADE
99.700m



1 ELEVATION
1:100



2 NORTH ELEVATION
1:100



3 NORTH ELEVATION at RESIDENCES
1:100

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EXTERIOR ELEVATIONS

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