



A SITE PLAN - EXISTING
BD1.1 SCALE 1:100

IH - CIVIC PLANNING REQUIREMENTS

PARCEL INFORMATION: LOT K , BLOCK 45, REG'D PLAN NO. 73R077003 1905e REDBEAR AVENUE, REGINA, SK

ZONING: ZONED "IH"

TOTAL SITE AREA: 2025m²

- TOTAL BUILDING AREA: 743.49 m²
- SITE COVERAGE: MAXIMUM 75% SITE COVERAGE PROVIDED: 743.49 M²/2025m² = 36.7%
- BUILDING HEIGHT: MAXIMUM 15m

- PARKING:
 REQUIRED: 1 SPACE PER 175m² = 842.38/175 = 5 PARKING STALLS

 TALLS PROVIDED: 8 STALLS
 HANDICAP REQUIRED: 2% OF TOTAL REQUIRED - PROVIDED 1 STALL
- TOTAL LANDSCAPED AREA:
 REQUIRED 5% OF 2025m² = 101.25m²
 PROVIDED 252.88m² ~ 12.5%
- TREES REQUIRED: 101.25/40 = 3 TREES REQUIRED
- SHRUBS REQUIRED: 101.25/20 = 5 SHRUBS REQUIRED



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GENERAL NOTES

- PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THIS PLAN AND OBTAIN A BUILDING PERMIT FROM THE AUTHORITY HAVING JURISDICTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMAN BEFORE CONSTRUCTION BUILDING GRADE ELEVATIONS ARE SUGGESTED ONLY AND MAY HAVE TO BE REVISED TO SUIT EXACT SITE CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING.

CODE OF CANADA, CURRENT EDITION AND THE AUTHORITY HAVING JURISDICTION.
- WINDOWS SIZES & LOCATIONS SHALL BE CONFIRMED BY THE OWNER.
- UTILITY COMPANIES SHALL BE CONTACTED TO LOCATED ALL UNDER GROUND SERVICES PRIOR TO ANY EXCAVATING COMMENCING.

T/O = TOP OF U/S = UNDERSIDE MDF = MEDIUM DENSITY FIBREBOARD

OSB = ORIENTED STRAND BOARD P.T. = PRESSURE TREATED KD = KNOCK DOWN HCW = HOLLOW CORE WOOD SCW = SOLID CORE WOOD HCM = HOLLOW CORE METAL ICF = INSULATED CONCRETE FORM PS = PRESSED STEEL M.I. = METAL INSULATED

D.FIR = DOUGLAS FIR

B.U. = BUILT UP N.B.C. = NATIONAL BUILDING CODE HSS = HOLLOW STRUCTURAL STEEL CANT = CANTILEVER

T&G = TONGUE AND GROOVE PRE-FIN = PRE FINISHED

GB = GRADE BEAM CONC = CONCRETE

REGINA SQUASH CENTRE LTD TENANT IMPROVEMENT

1905e REDBEAR AVENUE, REGINA, SK REGINA, SASKATCHEWAN

SITE PLAN

JASON GILCHUK

NOVEMBER 2020

