

# Appendix A-5 (for reference only)

THE DRAWING MUST NOT BE SCALED.  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.  
 VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.  
 THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN WRITTEN PERMISSION FROM THE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.

REVISION NO.	DESCRIPTION	DATE	REVISIONS PLOTTED
1	ISSUE FOR PERMITS	SEPTEMBER 11, 2023	
2	ISSUE FOR PERMITS	OCTOBER 28, 2023	

THIS DRAWING MUST NOT BE SCALED.  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.  
 VARIATIONS & MODIFICATIONS TO THE WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.  
 THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.

**LAYOUT GENERAL NOTES**  
 1. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO SITE CONSTRUCTION.  
 2. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING SITE CONSTRUCTION.  
 3. PROTECT EXISTING TREES DESIGNATED TO REMAIN THROUGHOUT CONSTRUCTION.  
 4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 5. LAYOUT PLANS WILL BE AVAILABLE IN DWG AND DXF FORMAT FOR GPS LAYOUT. CONTRACTOR MUST USE GPS LAYOUT. DIMENSIONS ON DRAWINGS ARE SHOWN FOR VERIFICATION ONLY. REPORT ANY ON-SITE DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.  
 6. STAKEOUT DESIGN AND CONFIRM LAYOUT WITH LANDSCAPE ARCHITECT ON SITE PRIOR TO ROUGH GRADING.

## LEGEND

- EXISTING PROPERTY LINE
- REQUIRED LANDSCAPE SETBACK
- EXISTING PERIMETER CHAIN LINK FENCE TO BE DEMOLISHED
- BASE BID: EXISTING PERIMETER CHAIN LINK FENCE TO BE RETAINED & REPAIRED (INCLUDING NEW PEDESTRIAN ACCESS)
- BASE BID: NEW CHAIN LINK FENCE
- BASE BID: NEW GATES (1.8 m HEIGHT)
- LIGHTPROOF PARKING FENCE (1m HT) - SEE 5/L7.1
- ORNAMENTAL FENCE (1.2 m HT) - SEE 7/7.1
- SWALE - c/w EXTENT, SEE 4/L7.0
- EXISTING TREES TO REMAIN - SEE L4.0
- EXISTING TREES TO BE DEMOLISHED
- TREES - SEE L4.0
- SHRUBS - SEE L4.0
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER MAIN
- GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- CATCH BASIN
- MANHOLE
- FIRE HYDRANT
- ENTRANCE PLANTER - SEE L7.2
- WASTE RECEPTACLE
- BOLLARD STD. - SEE 4/L7.1
- BOLLARD BREAKAWAY - SEE 3/L7.1
- EXISTING STREET LIGHT
- EXTERIOR LIGHTING - FREE STANDING PLEASE NOTE: ELECTRICAL T.B.D. FOR LAKEVIEW SITE
- EXTERIOR LIGHTING - WALL MOUNTED
- CAR RECEPTACLE PEDESTAL
- HOSE BIBB CONNECTION
- FIRE DEPARTMENT CONNECTION

## ALTERNATE PRICES - SITE (SEE SPECIFICATION SECTION)

- ADD IRRIGATION IN THESE AREAS - SEE L5.0
- ADD IRRIGATION IN SOCCER FIELDS - SEE L5.0
- REPLACE ENGINEERED WOOD FIBER SURFACING WITH RUBBER SURFACE TILES - SEE L7.0
- REPLACE SOD w/ TOPSOIL AND SEED - SEE SPECIFICATIONS
- ADD REPLACEMENT OF ENTIRE PERIMETER FENCE LINE (GATES AND OPENINGS IN EXISTING FENCE BASE BID) NEW LOCATION OF FENCE IN SOUTHEAST AND EAST PERIMETER
- DELETE LARGE OUTDOOR CLASSROOMS (LOWER CONCRETE RETAINING WALL AND EARTH WORKS)
- REPLACE CONCRETE RETAINING WALL w/ TIMBER RETAINING WALL - SEE DETAILS SHEET L7.0
- REPLACE ORNAMENTAL FENCE WITH BLACK CHAIN LINK FENCE, SAME HEIGHT - SEE SPECIFICATIONS
- DELETE PLAYSET RELOCATIONS; TO BE PROVIDED BY OTHERS



APPLICABLE SITE DATA - OFF-SITE CAVEATED PARKING	
Value	Comments
Total Site Area (incl. bldg):	4,908.40 sq. m.
Total Building Area (excl. portables):	2,076 sq. m.
Property Line adj. to ROW:	122.4 m.

  

Applicable Special Zone/Attribute	Bylaw 2019-19 Description or Requirement	Required	Provided	Comments
78.6.2 Accessible Parking	2% of required parking stalls	2	0	2 Provided on Main School Site
78.6.4 Parking	School: 1 stall per 100 sq.m of total floor area, excluding portables Daycare: 1 stall per land use (1 per 100 sq.m)	62	109	School located on main School Site, c/w 10 drop off (5 for school, 5 for daycare, dedicated) Daycare located on main School Site c/w 10 drop off (5 for school, 5 for daycare, dedicated)
78.6.5 Loading	Daycare Drop-off: 51 seat daycare less than 30,000 sq.m: 1 loading stall	5	0	Daycare located on main School Site c/w 10 drop off (5 for school, 5 for daycare, dedicated)
78.6.6 Bicycle Parking	For every 10 required parking: 1 short term bike stall For every 10 required parking: 0.5 long term bike stall	7	0	2 provided on main School Site
78.7.1.2 Total Site Landscape Area	10% of site	490.5 sq. m.	1,334 sq. m.	440 m MIN. w/ to Kings 4.61 m MIN. adj. to Lakeview c/w fence and vegetation to screen headlights
78.7.1.3 Landscape Strip	1.0m min. landscape strip inside curb or sidewalk adj. to public street	3.0 m	13	
78.7.2 Planting Requirement	1 tree per 40 sq. m of required landscape 1 deciduous tree per 300m. Min of property line adj. to ROW 3 shrubs per 20 sq. m of required landscape	13	13	Includes existing trees
78.7.4 Preservation	Preserved plant material may count towards total site landscape	35	59	Yes

APPLICABLE SITE DATA - MAIN SCHOOL SITE	
Value	Comments
Total Site Area (incl. bldg):	34,150 sq. m.
Total Building Area (excl. portables):	6,029.00 sq. m.
Property Line adj. to ROW:	220.0 m.

  

Attribute/Requirement	Bylaw 2019-19 Description or Requirement	Required	Provided	Comments
78.7.3.2 Minimum Frontage	15m	15m	15m	
78.7.3.3 Minimum Front Yard Setback	4.5m	4.5m	4.5m	
78.7.3.4 Minimum Front Yard Setback	6.0m* (0m in cases where building addition is located directly adj. to COR)	6.0m	6.0m	
78.7.3.5 Minimum site Yard Setback	3.0m* (0m in cases where building addition is located directly to COR land)	3.0m	3.0m*	* except where crane access routes require play area offsets (all considered off landscape)
78.6.2 Accessible Parking	2% of required parking stalls	2	2	2% of 63 - 3 stalls
78.6.4 Parking	School: 1 stall per 100 sq.m of total floor area, excluding portables Daycare: 1 stall per land use (1 per 100 sq.m)	61	94 drop off	109 provided in off-site caveated parking site
78.6.5 Loading	Daycare Drop-off: 51 seat daycare less than 30,000 sq.m: 1 loading stall	5	0	5 provided in off-site caveated parking site
78.6.6 Bicycle Parking	For every 10 required parking: 1 short term bike stall For every 10 required parking: 0.5 long term bike stall	7	99	Meets OPR Requirements
78.7.1.2 Total Site Landscape Area	10% of site	3,415 sq. m.	33,488 sq. m.	
78.7.1.3 Landscape Strip	1.0m min. landscape strip inside curb or sidewalk adj. to public street	3.0 m	3.0m Min.	
78.7.2 Planting Requirement	1 tree per 40 sq. m of required landscape 1 deciduous tree per 300m. Min of property line adj. to ROW 3 shrubs per 20 sq. m of required landscape	86	93	7 Additional trees to provide for deficit of property line trees
78.7.4 Preservation	Preserved plant material may count towards total site landscape	21	14	7 Deficient trees provided in interior of site, due to space limitations.
78.7.5 Aesthetic Screening	Garbage and recycling areas	Yes	Yes	Physical enclosure complete with vegetation screen

**PRELIMINARY DRAWING:**  
 NOT FOR TENDER OR CONSTRUCTION

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architecture • interior design • planning

**1080** Architecture  
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 ARGYLE & ST. PIUS X  
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project  
 sheet title  
 consultant  
**HTFC** PLANNING & DESIGN

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