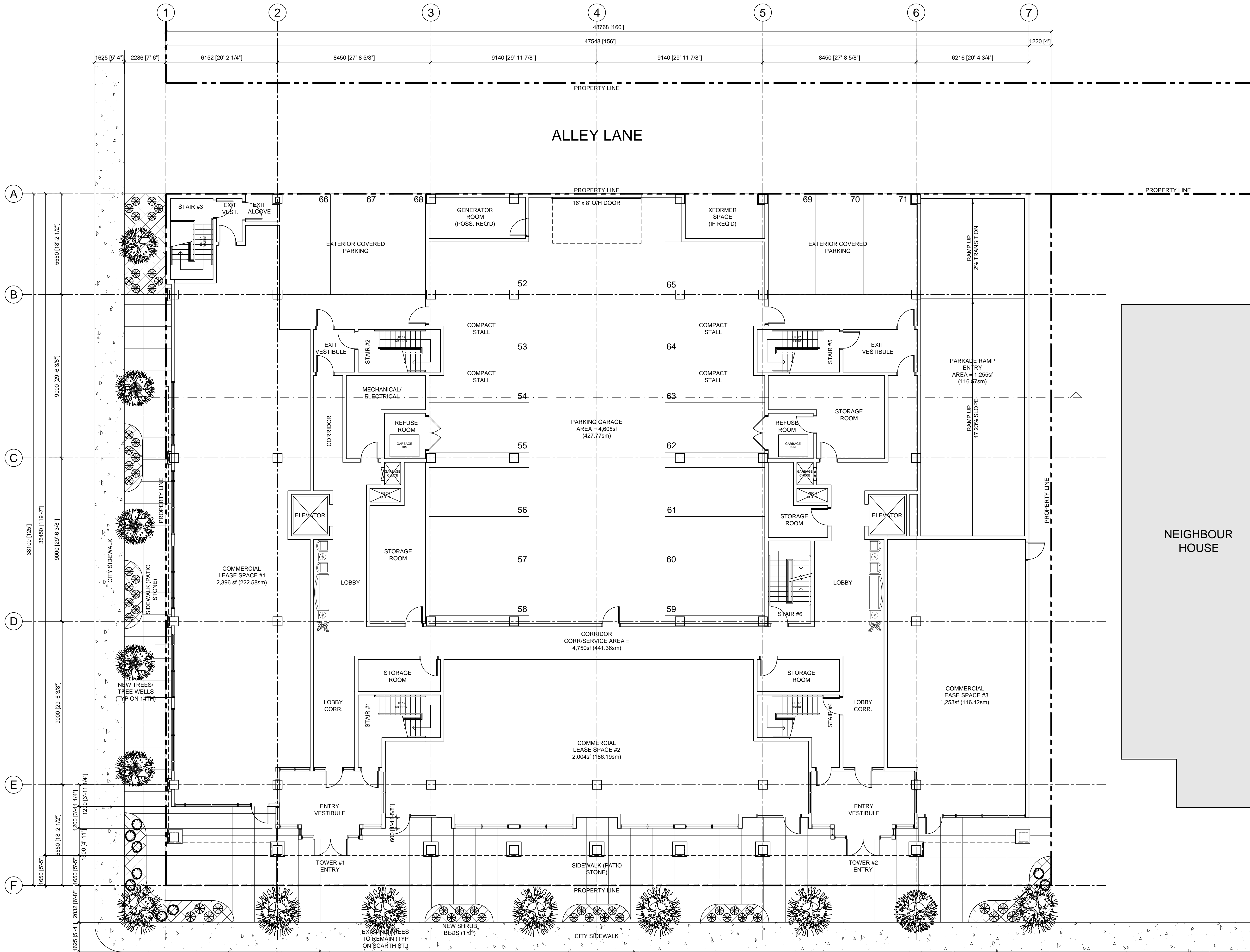


15TH AVENUE



SCARTH STREET

4 LEVEL BUILDING DEVELOPMENT - AREA LEGEND

BASEMENT LEVEL PLAN - PARKING	19,500 SQ. FT. (1,811.58 SQ. M)
MAIN LEVEL PLAN - COMMERCIAL	
LEASE SPACE #1	2,396 SQ. FT. (222.58 SQ. M)
LEASE SPACE #2	2,004 SQ. FT. (186.19 SQ. M)
LEASE SPACE #3	1,253 SQ. FT. (116.42 SQ. M)
CORR/STAIR/SERV	4,750 SQ. FT. (441.36 SQ. M)
PARKADE CEIL'G	1,253 SQ. FT. (116.57 SQ. M)
PARKADE	4,605 SQ. FT. (427.77 SQ. M)
TOTAL	16,263 SQ. FT. (1,510.89 SQ. M)
EXTERIOR ON SITE	1,256 SQ. FT. (116.69 SQ. M)
PARKING AREA	116.69 + 427.77 + 116.57
TOTAL ON SITE	= 661.03 SQ. M

MEZZ LEVEL PLAN - TERRACE/SUPPORT - SERVICE	
TOWER 1 (SOUTH)	
- GYM - SUPPORT	995 SQ. FT. (92.45 SQ. M)
- STAIRS/ELEV/SERV	485 SQ. FT. (45 SQ. M)
- TOTAL	1,480 SQ. FT. (137.45 SQ. M)
TOWER 2 (NORTH)	
- GYM - SUPPORT	995 SQ. FT. (92.45 SQ. M)
- STAIRS/ELEV/SERV	485 SQ. FT. (45 SQ. M)
- TOTAL	1,480 SQ. FT. (137.45 SQ. M)

2ND, 3RD AND 4TH LEVEL PLAN - RESIDENTIAL	
TOWER 1 (SOUTH)	
SUITE AREA TOTAL	6,609 SQ. FT. (613.92 SQ. M)
CORR/STAIR/SERV	817 SQ. FT. (75.94 SQ. M)
- TOTAL	7,426 SQ. FT. (689.86 SQ. M)
TOWER 2 (NORTH)	
SUITE AREA TOTAL	6,609 SQ. FT. (613.92 SQ. M)
CORR/STAIR/SERV	817 SQ. FT. (75.94 SQ. M)
- TOTAL	7,426 SQ. FT. (689.86 SQ. M)

ZONING REVIEW

SITE AREA	20,000 S.F. (1,858.0 S.M.)
ZONING:	TARH15 (TRANSITIONAL AREA RESIDENTIAL)
MINIMUM LOT AREA	250 s.m.
MINIMUM FRONTAGE	7.5 m
MINIMUM FRONT YARD SETBACK	5
MIN. REAR YARD (25% OF WALL HT.)	nil
MIN. SINGLE SIDE YARD	nil
MAXIMUM COVERAGE	65% (MAIN)

FLOOR AREA RATIO (FAR)	5,157.19/1,858 = 2.78
(738.66sm - Main + 378.25sm - Mezz + 1,346.76 x 3 = 4,040.28sm - 2nd-4th)	

ON SITE PARKING CONTRIBUTING TO SITE COVERAGE	661.03/1,858 = 35.3 %
	81.3% - 35.3% = 46%

PARKING REQUIREMENTS

- 1 STALL PER EACH CONDOMINIUM UNIT	= 66 STALLS
- 66 UNITS	= 66 STALLS

TENANT #1 - BUSINESS & PERSONAL SERVICES	= 4 STALLS
- 1 PER 60 S.M./222.58	

TENANT #2 - COMMERCIAL SERVICES (POSSIBLE OPTION)	= 9 STALLS
- 1 PER 20 S.M./186.19	

TENANT #3 - BUSINESS & PERSONAL SERVICES	= 2 STALLS
- 1 PER 60 S.M./116.42	

TOTAL STALLS REQUIRED	= 77 STALLS
- CONDOMINIUM USE	= 66 STALLS
- BUSINESS SERVICES AND COMMERCIAL SERVICES	= 11 STALLS
TOTAL	= 77 STALLS

TOTAL STALLS PROVIDED	= 71 STALLS
-----------------------	-------------

2012.06.11	CONTRACT ZONING APPLICATION	-
DATE:	ISSUANCE:	REVISION:
DRAWN BY:	JOHN MCGINN	
STAMP:		

JMA ARCHITECTURE LTD.
10138 Wascana Estates Regina, SK S4V2X4
W jmaarchitecture.ca C 306.530.5482 E john@jmaarchitecture.ca

The drawings and specifications as instruments of service are the copyright property of the Architect. The design documents are prepared solely for use by the party that the Architect and their consultants have entered into a contract. The Architect shall not be held liable for misrepresentation by any other party using these documents without the expressed written consent of the Architect and their Consultants. The contractor shall verify dimensions and data for the project, and is held responsible to report those discrepancies and conditions in the field to the Architect for adjustment.

PROJECT TITLE:
PROPOSED CONDOMINIUM
AND COMMERCIAL
DEVELOPMENT
2100 15th AVE & 2276 TO
2256 SCARTH STREET

REGINA, SASK.
SHEET TITLE:
MAIN LEVEL FLOOR PLAN

PROJECT NUMBER: 12005	SHEET NUMBER: A-1.1
PROJECT DATE: 17 SEPT 12	REV. NUMBER: -