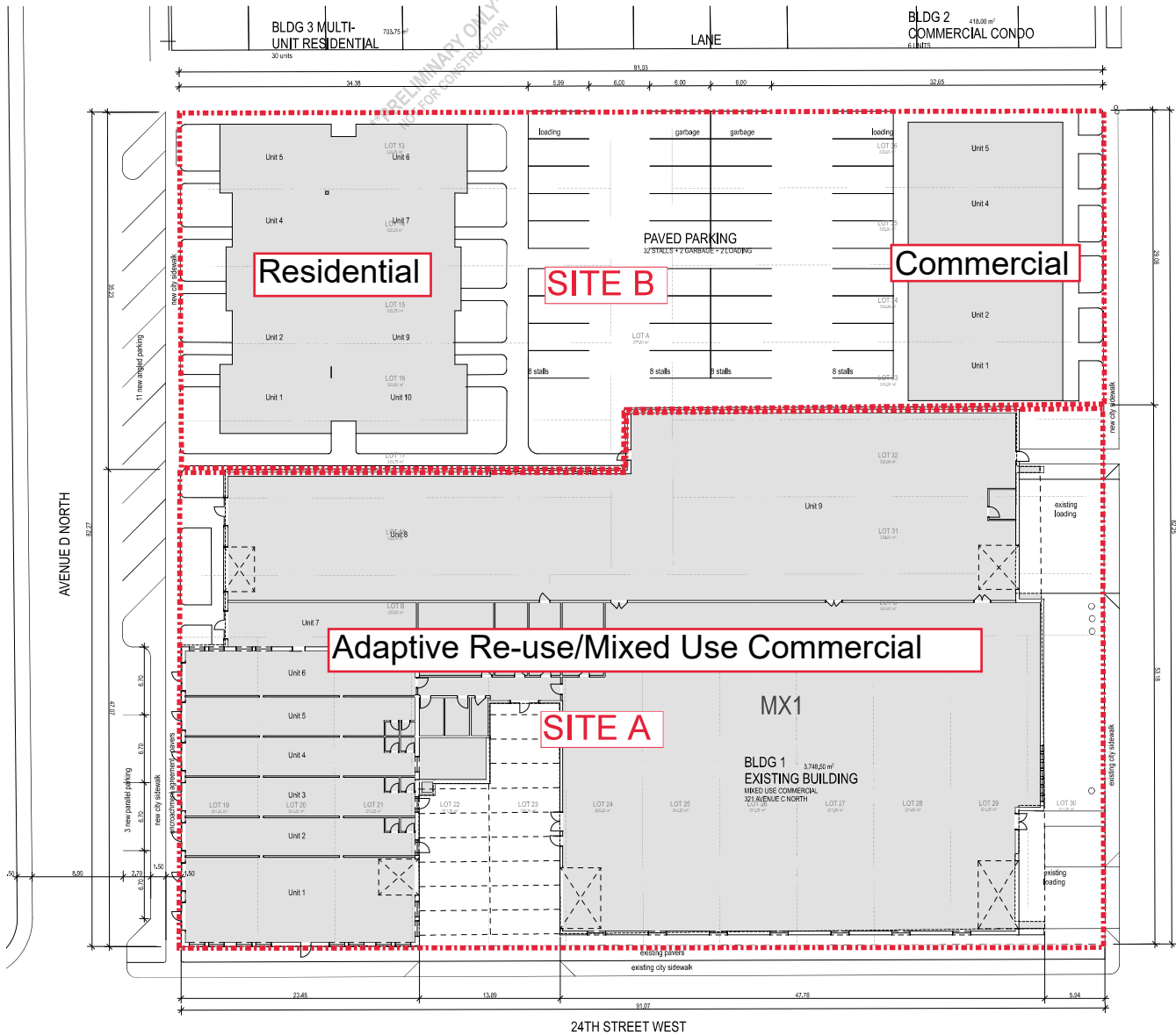


Project Site Plan and Development Phasing



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A1.1

SITE PLAN
SCALE: 1:200

PROJECT INFORMATION:

CITY ADDRESS:
321 AVE C NORTH
SASKATOON, SASKATCHEWAN

LEGAL DESCRIPTION:
LOT 5 AC, 15-96
BLOCK 10
PLAN 6882

SITE NOTES:

1. THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE PROPOSED STRUCTURE WILL NOT ENCROACH UPON ANY ELECTRICAL OR GAS LINES OR ANY EASEMENTS REGISTERED AGAINST THE PROPERTY IN QUESTION. THE LOCATION OF THE ELECTRICAL OR GAS LINES MAY BE LOCATED BY CONTACTING SASKPOWER OR SASKENERGY RESPECTIVELY.
2. SITE SECURITY MUST BE PROVIDED DURING NEW CONSTRUCTION IN ESTABLISHED AREAS AND AS REQUIRED BY THE BUILDING INSPECTOR. THE SITE SECURITY SHALL BE A 8FT CONSTRUCTION FENCE AND WILL BE REQUIRED UNTIL ALL OPENINGS UP TO 8FT FROM GRADE ARE SEALED.
3. THIS DRAWING IS NOT A LEGAL SURVEY AND IS INTENDED FOR PLANNING PURPOSES ONLY.
4. PROVIDE MINIMUM 1% SLOPE AWAY FROM THE FOUNDATION WALL TO 3M, PROVIDE 2% SLOPE BEYOND.
5. SAFEGUARD AND PROTECT ALL EXISTING TREES THAT MAY BE AFFECTED BY THIS WORK. IDENTIFY ALL CITY OWNED TREES AND PROTECT AS PER CITY OF SASKATOON TREES.

DISCLAIMER:
This drawing is prepared by the Designer for the use of the Client. It is not to be used for any other purpose without the written consent of the Designer. The Designer shall not be responsible for any errors or omissions in this drawing. The Client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Designer shall not be responsible for any damage to existing structures or utilities. The Client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Designer shall not be responsible for any damage to existing structures or utilities.

FLOOR AREAS

FLOOR	AREA
BLDG 1	3,746.53
BLDG 2	418.00
BLDG 3	703.75
TOTAL	4,868.28

SUITE AREAS

SUITE	TENANT	AREA
UNIT 101	MECH	52.01
UNIT 101	RESTAURANT	202.23
UNIT 103	OFFICE	62.23
UNIT 104	RETAIL	62.23
UNIT 105	OFFICE	62.23
UNIT 106	OFFICE	62.22
UNIT 107	RETAIL	109.82
UNIT 108	RETAIL	87.28
UNIT 109	RETAIL	642.13
UNIT 110	STUDIO	588.14
UNIT 111	STUDIO	1,535.73
UNIT 112	ELEC	12.22
UNIT 113	MECH	24.67
UNIT 114	STORAGE	56.27
UNIT 115	WHL	6.89
UNIT 116	WHL	6.89

LEGEND

- DENOTES CONSTRUCTION TYPE (SEE CONSTRUCTION TYPES AND)
- DENOTES DOOR TYPE (SEE DOOR SCHEDULE A/B)
- DENOTES WINDOW TYPE (SEE WINDOW SCHEDULE A/B)
- DENOTES KEYNOTE (SEE KEYNOTES ON EACH PAGE)
- REFERS TO DETAIL NUMBER
- REFERS TO DRAWING NUMBER

PROJECT ADDRESS:
321 Avenue C North Saskatoon SK

DESIGNED BY:
CBB Ltd.

CONSULTANTS:
bldg.studio inc
OXBOW ARCHITECTURE
CATERALL & WRIGHT

PROJECT NO.: 2024-01
DATE: 2024-01-15
SCALE: 1:200
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SITE PLAN

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