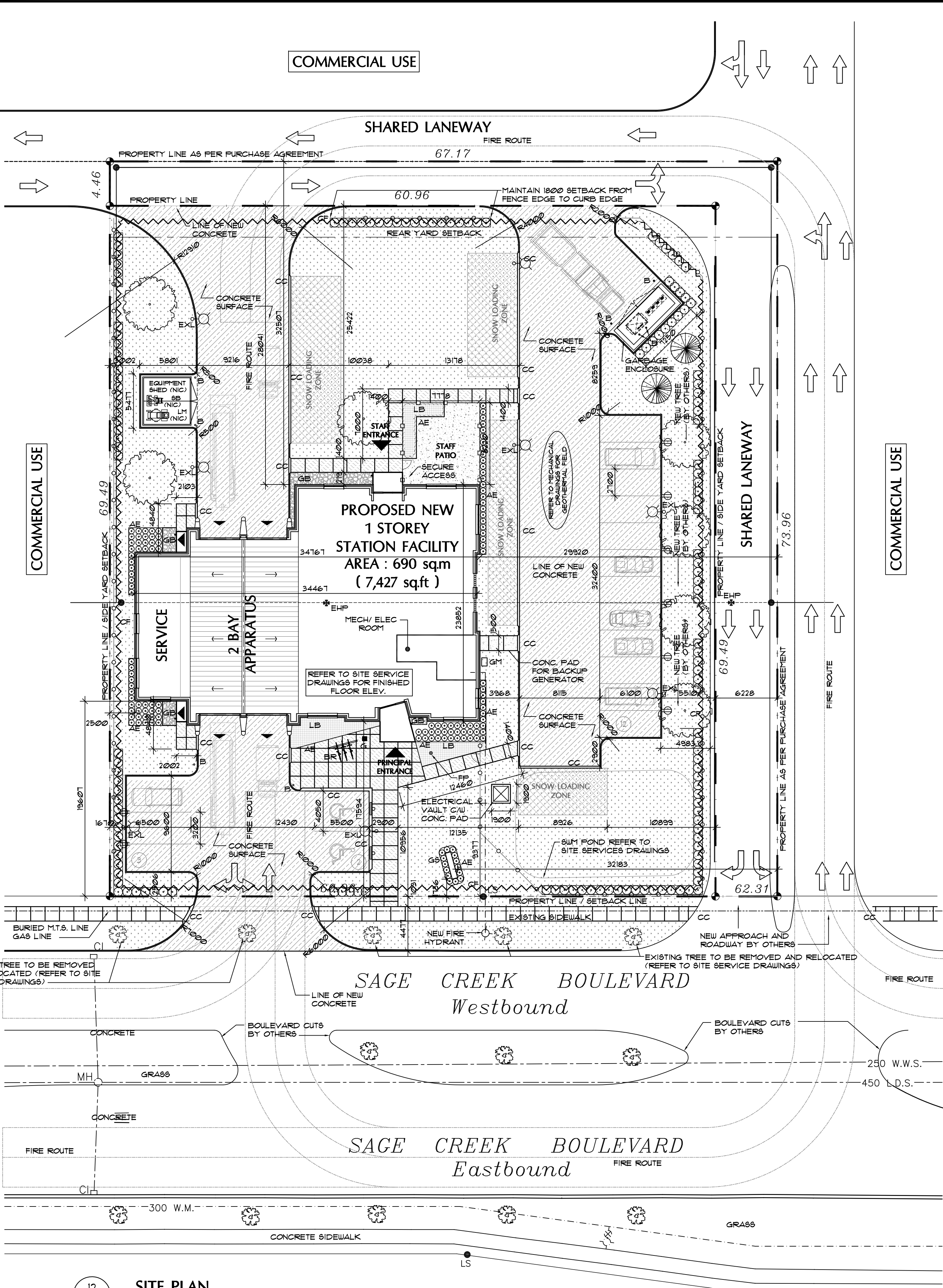
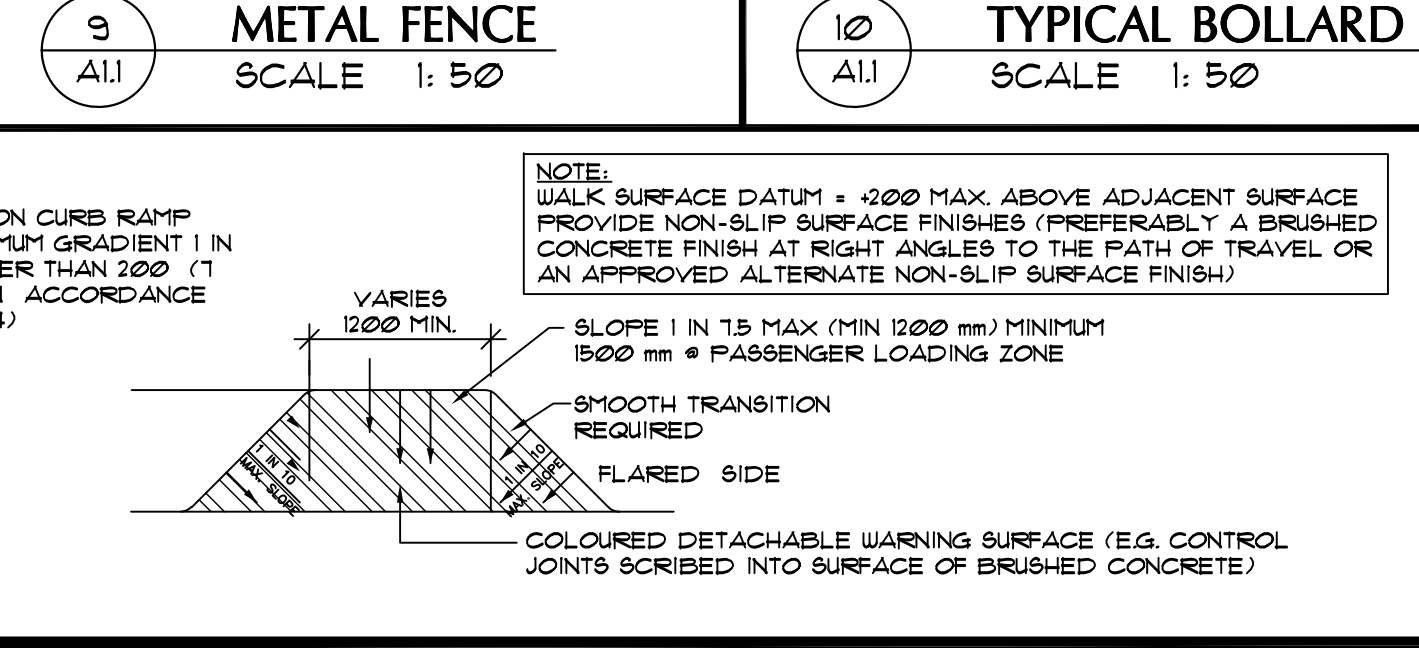
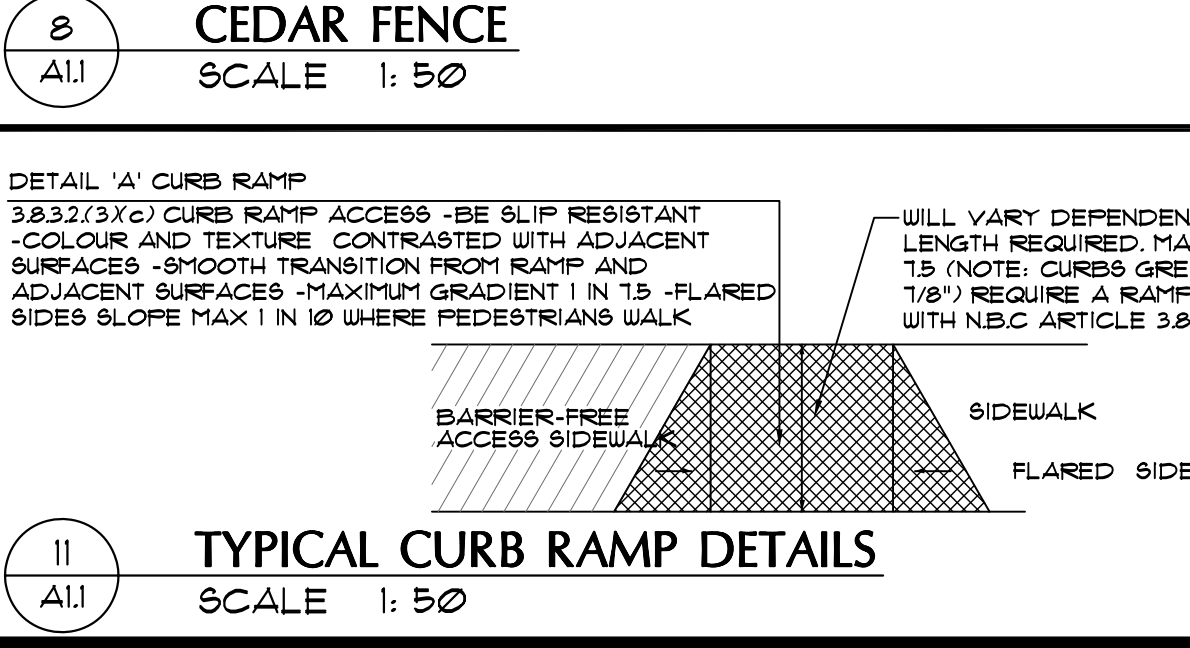
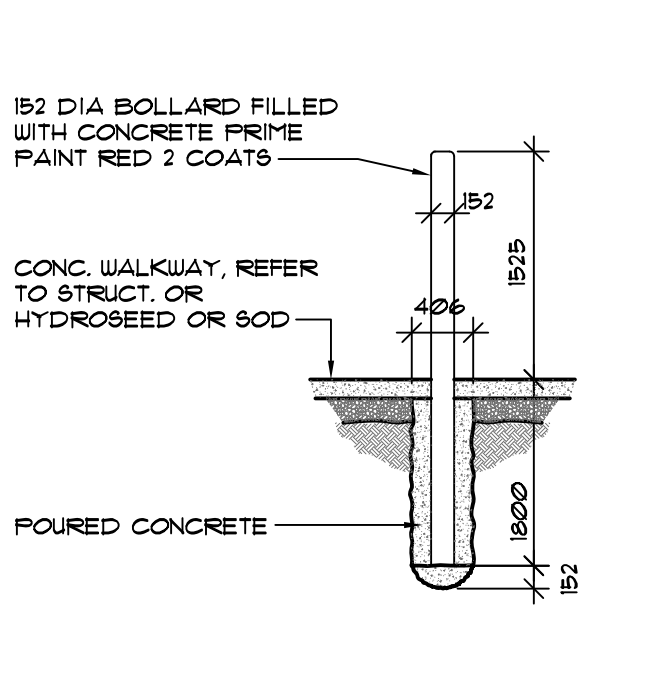
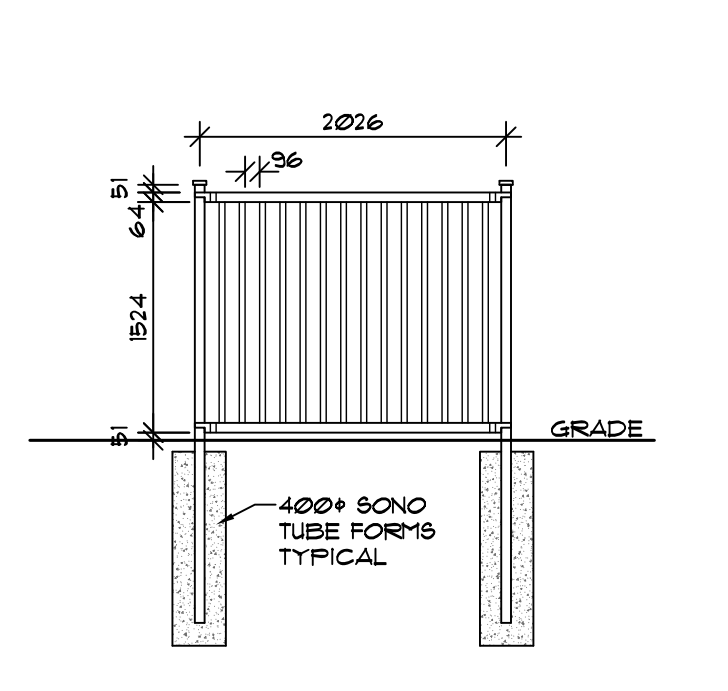
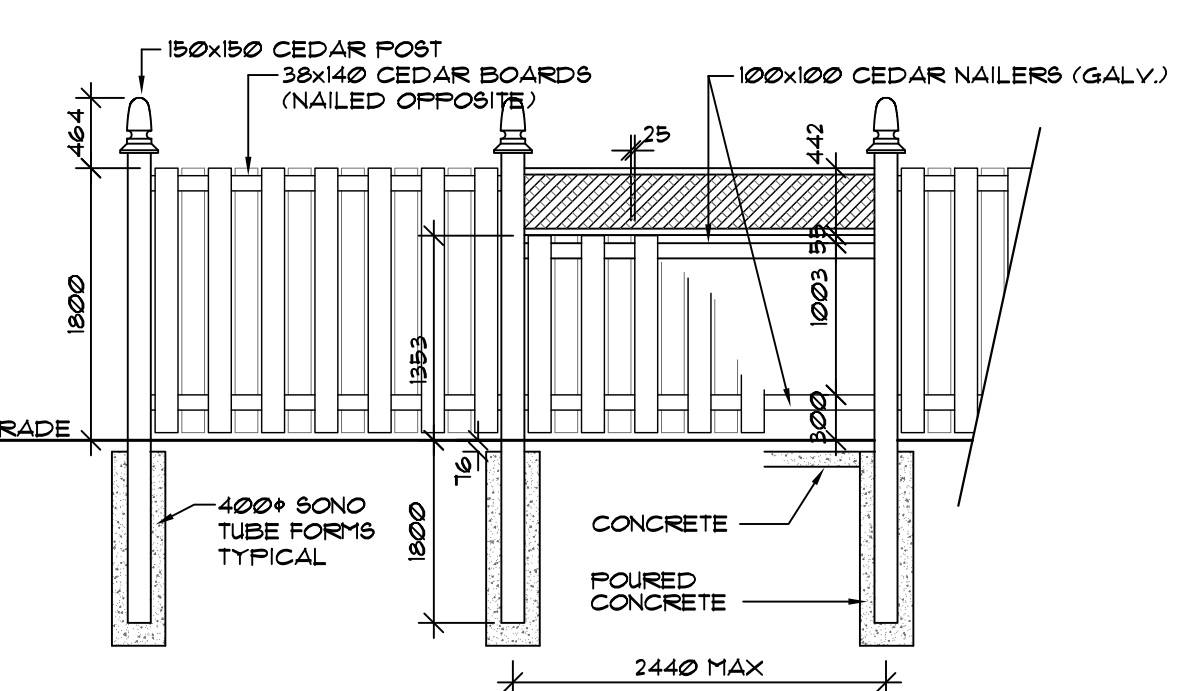
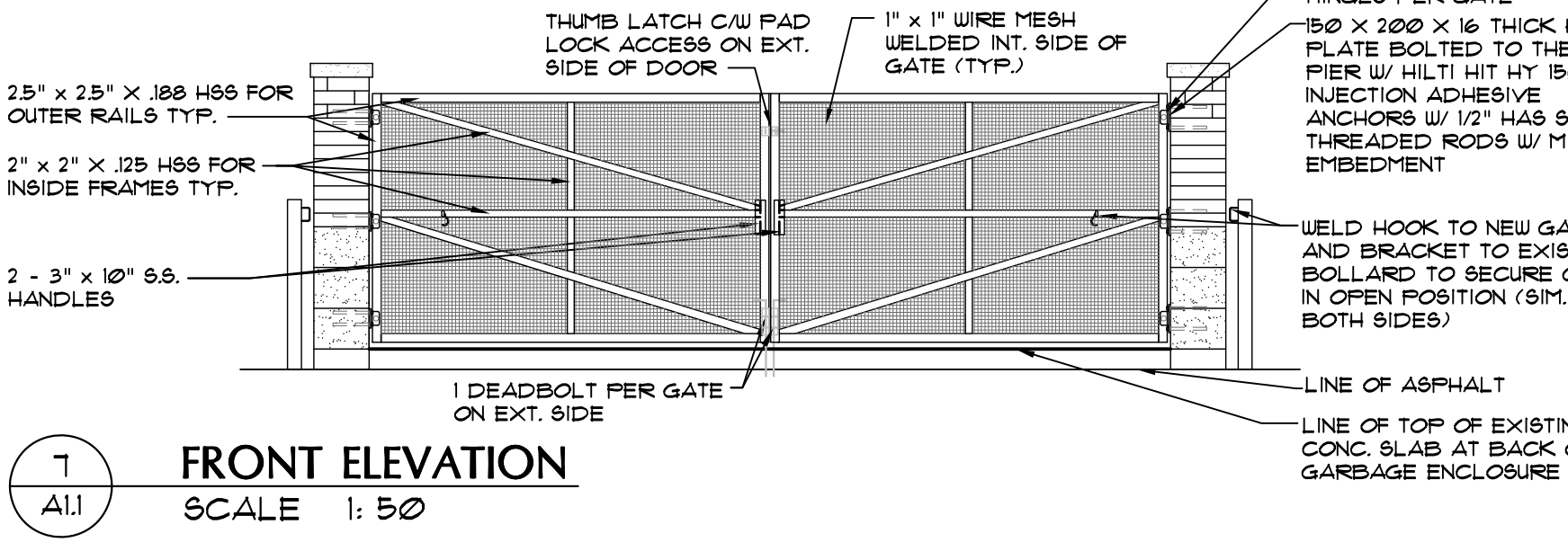
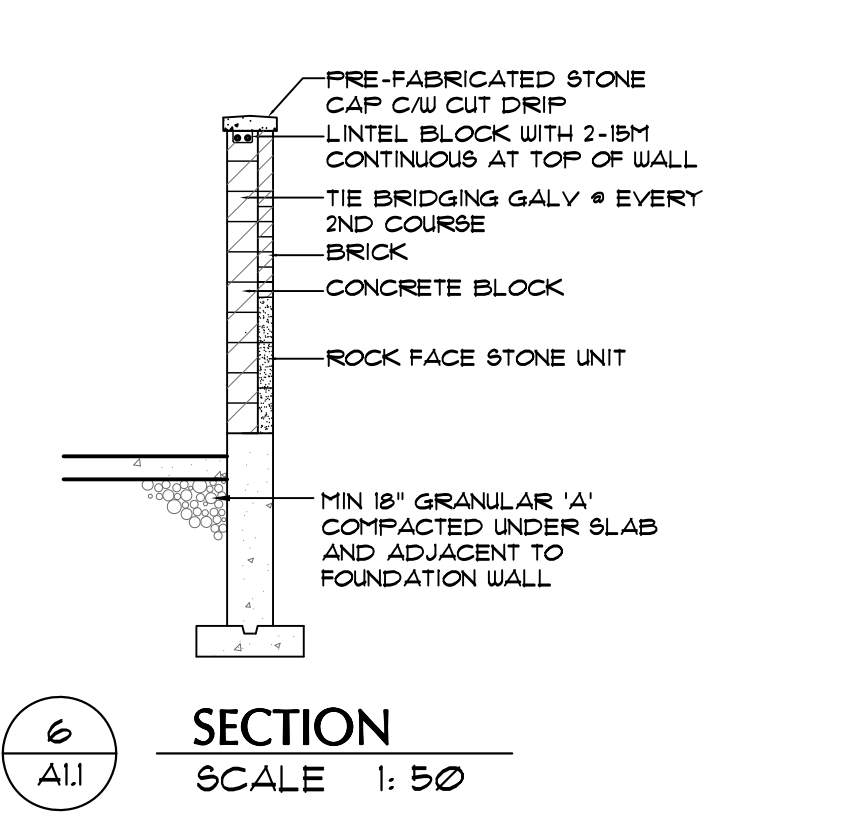
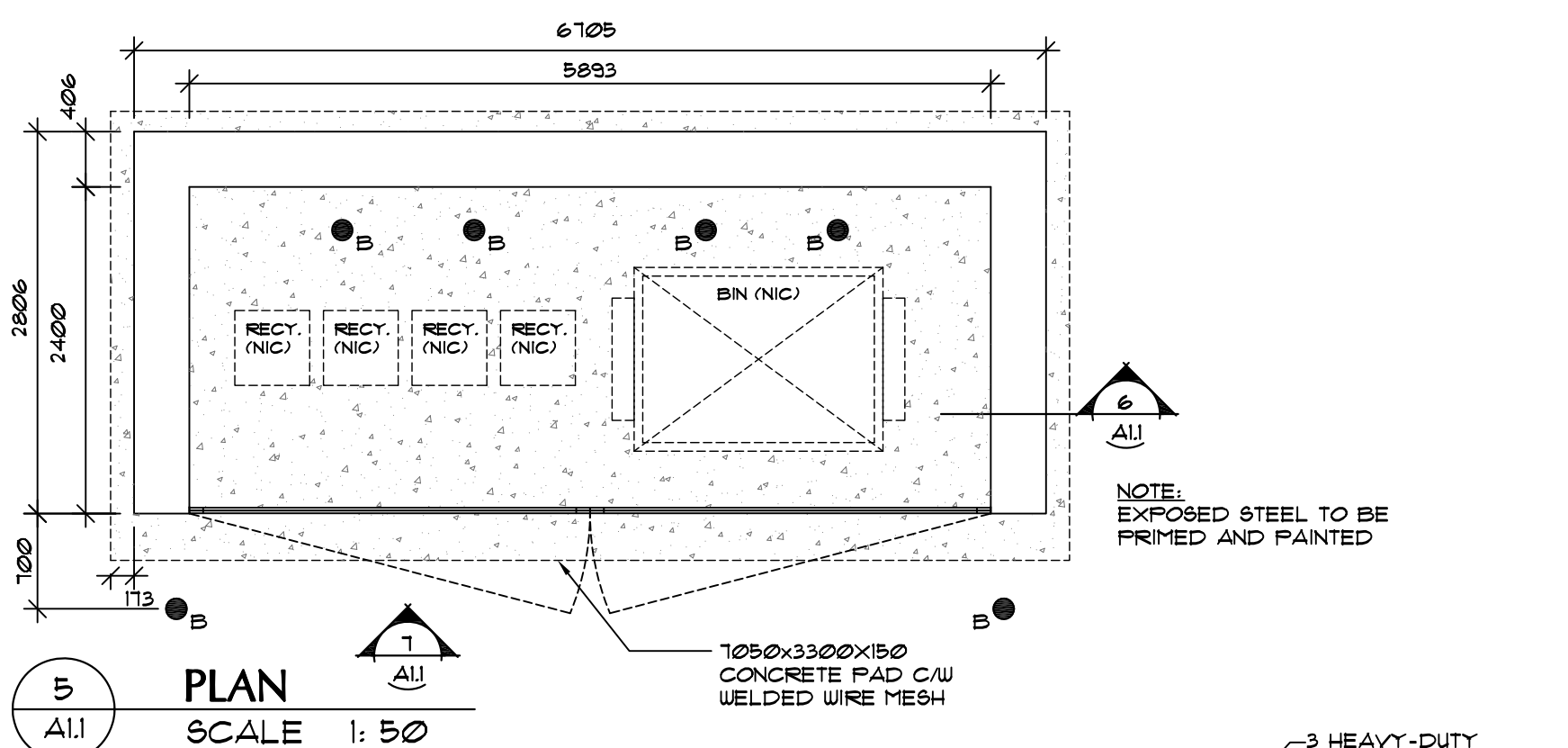
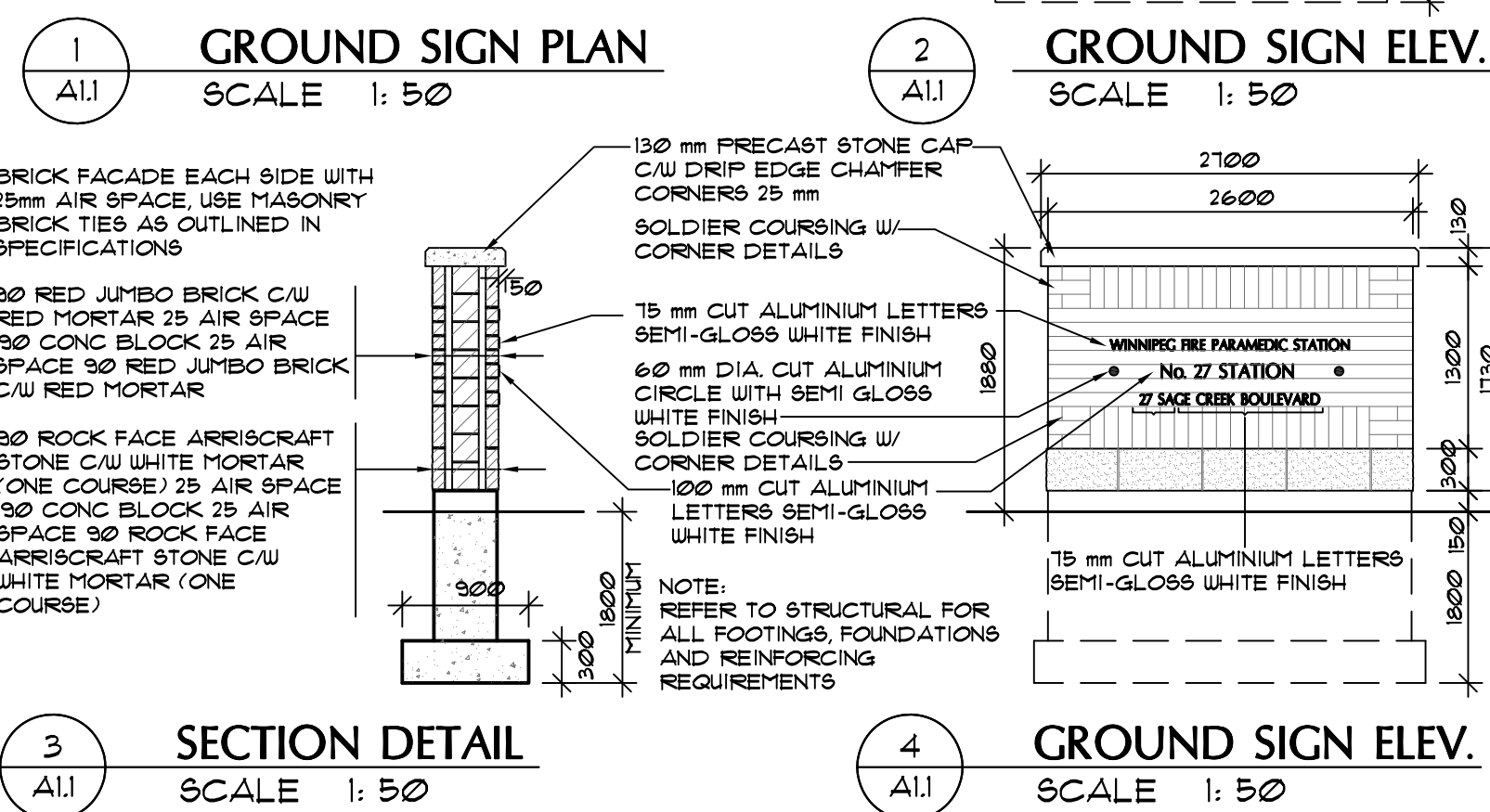
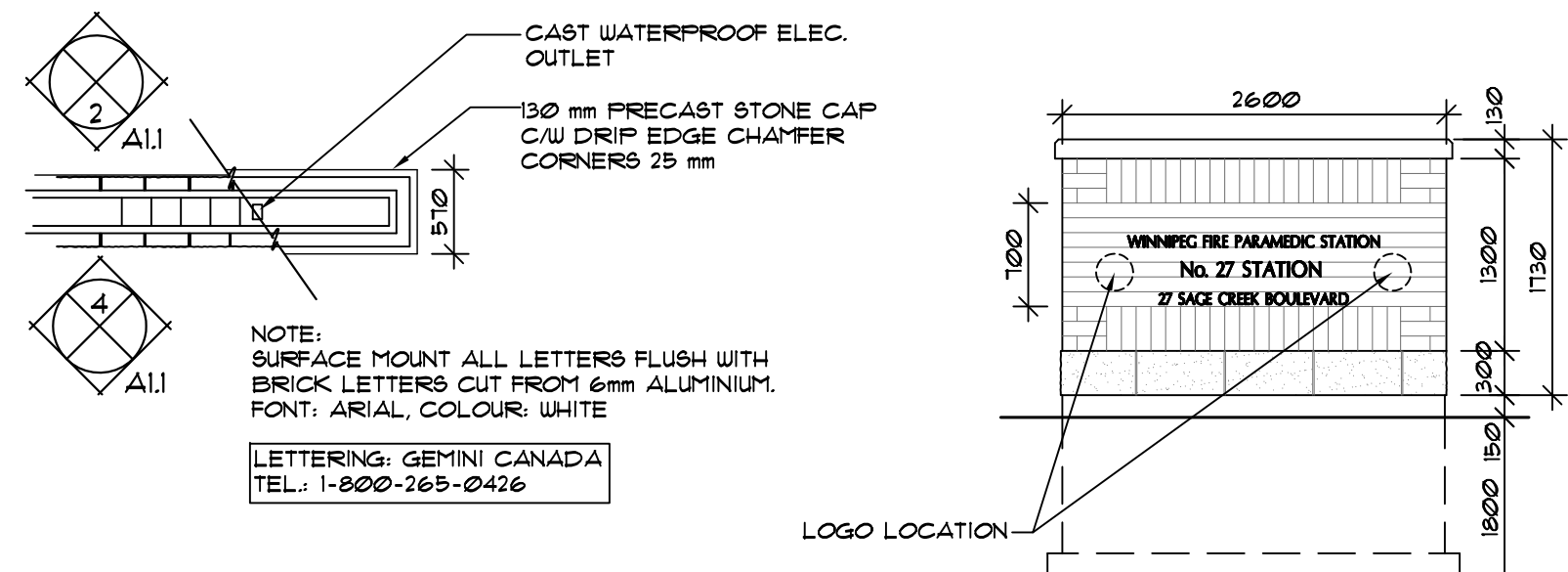


SITE DATA

1. GROSS SITE AREA:	4236 SQ. M	1.046 ACRES
2. GROSS BUILDING AREA:	690 SQ. M	(1,421 SQ. FT.)
LEVEL 1		
3. PROPOSED PARKING:	14 SPOTS REQUIRED 17 SPOTS PROVIDED (INCLUDING 2 BARRIER FREE)	
4. BICYCLE PARKING:	4 SPACES PROVIDED	

ITEM	A	REQUIREMENTS	PROPOSED
1	RESIDENTIAL TYPE	---	---
2	ZONES	C2	C2
3	PERMITTED USES	---	PROTECTION AND EMERGENCY SERVICES
4	LOT AREA (SQ. M)	450 SQ. M	4236 SQ. M
5	LOT FRONTAGE (M)	20.0 M	60.96 M
6	LOT DEPTH (M)	30 M	69.49 M
7	FRONT AND EXTERIOR SIDE YARD PROPORTION LINE	FRONT YARD	0 M
8		REAR YARD	7.62 M
9		INTERIOR SIDE YARD (EAST)	0 M
10		EXTERIOR SIDE YARD (WEST)	0 M
11	ARTERIAL ROAD SETBACK - FRONT YARD (FROM CL)	20 M	32 M
12	LOT COVERAGE (%) MAXIMUM	40 %	16 %
13	LANDSCAPE OPEN SPACE MINIMUM	---	40% (1102.09 M ²)
14	HEIGHT (M) MAXIMUM	15 M	9 M



LEGEND

GB - GRAVEL BED 94 mm TYPICAL	CONCRETE	BR - BIKE RACK	GM - GAS METER	SIM - SIMILAR	6"-0" HIGH CEDAR WOOD POST FENCE
SPECIAL NON-SLIP CONC. SIDEWALK SURFACE - FOR BARRIER FREE ACCESS "SINE WAVE" PATTERN ("S" SHAPE)	CONCRETE PARKING LOT SURFACE C/W CONTROL JOINTS - 2 WAYS EVERY 3000mm (30'-0") (REFER TO SPECIFICATION - GEOTECHNICAL REPORT)	CB - CATCH BASIN	GS - GROUND SIGN	TYP. - TYPICAL	5' HIGH STAKED ORANGE CONSTRUCTION FENCE # 8" OC. C/W TIE WIRE ON TOP
SNOW ZONE	AE ALUMINIUM EDGING	EHP - EXISTING HYDRO POLE	HP - NEW HYDRO POLE	---	PERIMETER BLACK METAL FENCE (5'-0" HIGH ALONG SIDES AND REAR, 4'-0" HIGH ALONG FRONT)
SOD (REFER TO LANDSCAPING DRAWING)	B STEEL BOLLARD	EXL - EXTERIOR LIGHT FIXTURE (REFER TO SPECIFICATION - GEOTECHNICAL REPORT)	LB - LANDSCAPE BED	---	PROPERTY LINE
		FP - FLAG POLE	NIC - NOT IN CONTRACT	---	VEHICLE PLUG-IN RECEPTACLE (REFER TO ELECTRICAL)
		G - GARBAGE CAN	REV. - REVERSE	---	

PROJECT NORTH: [Arrow pointing up]

SCALE: AS NOTED

DATE: FEBRUARY 03, 2011

ISSUED: SEPTEMBER 23, 2010

DRAWN BY: MTR

CHECKED BY: DR1

PROJECT NO: 2261

FILE NAME:

DRAWING NO: A11

ISSUES:

1 APRIL 2010	PHASE 1 - 10% COMPLETION
2 MAY 14, 2010	PHASE 2 - 80% COMPLETION
3 SEPT 15, 2010	PHASE 3 - BUILDING PERMIT PRELIMINARY REVIEW
4 SEPT 23, 2010	ISSUED FOR BUILDING PERMIT / TENDER
5 JAN 26 2011	ISSUED FOR ADDENDUM 2
6 FEB 03, 2011	ISSUED FOR ADDENDUM 4

GENERAL NOTES:

- FOR LANDSCAPING ADJACENT TO BUILDING REFER TO ARCHITECTURAL DRAWING A11
- FOR EXTERIOR SITE LIGHTING REFER TO ELECTRICAL DRAWINGS
- REFER TO ARCHITECTURAL / SITE SERVICE DRAWINGS FOR TREE PRESERVATION / REMOVAL
- SUPPLY AND INSTALL NEW 152mm HIGH STAKED ORANGE CONSTRUCTION FENCE AROUND ENTIRE PROPERTY TO SECURE SITE.
- CONCRETE TO BE USED IN ALL PARKING LOT AREAS (REFER TO SPECIFICATION - GEOTECH REPORT)
- CLEAN WEEDS PRIOR TO PLACING LANDSCAPE FABRIC & GRAVEL BED.
- REFER TO SITE SERVICE DRAWING FOR ALL SITE SERVICE RELATED WORK.
- BLACK METAL FENCE TO BE 4'-0" ALONG FRONT PROPERTY LINE AND 5'-0" ALONG SIDES AND REAR.

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A Detail Number
B Drawing Number - Where Detail Found

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PROJECT NAME:
NEW WINNIPEG STATION No. 27 PROJECT

SAGE CREEK, WINNIPEG, MANITOBA

DRAWING TITLE:
SITE PLAN / SITE DETAILS / SITE DATA

PROJECT NORTH: [Arrow pointing up]

SCALE: AS NOTED

DATE: FEBRUARY 03, 2011

ISSUED: SEPTEMBER 23, 2010

DRAWN BY: MTR

CHECKED BY: DR1

PROJECT NO: 2261

FILE NAME:

DRAWING NO: A11