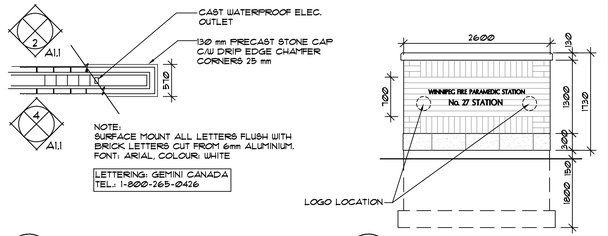
# SITE DATA

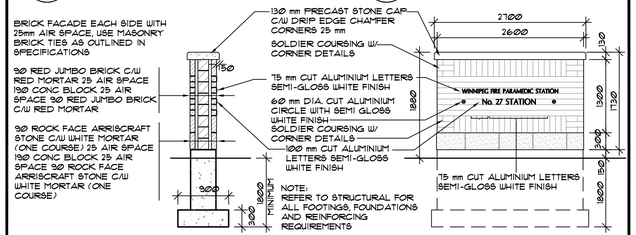
| | | |
|---|---|---|
| 1. GROSS SITE AREA: | 4236 SQ. M | 1046 ACRES |
| 2. GROSS BUILDING AREA: | | |
| LEVEL 1 | 690 SQ. M | (7,427 SQ. FT.) |
| 3. PROPOSED PARKING: | 14 SPOTS REQUIRED<br>17 SPOTS PROVIDED (INCLUDING 2 BARRIER FREE) | |
| 4. BICYCLE PARKING: | 4 SPACES PROVIDED | |

| ITEM | A | | REQUIREMENTS | PROPOSED |
|---|---|---|---|---|
| 1 | RESIDENTIAL TYPE | | --- | --- |
| 2 | ZONES | | C2 | C2 |
| 3 | PERMITTED USES | | --- | PROTECTION AND EMERGENCY SERVICES |
| 4 | LOT AREA (SQ. m) MINIMUM | | 450 SQ. M | 4,236 SQ. M |
| 5 | LOT FRONTAGE (m) MINIMUM | | 20.0 M | 60.96 M |
| 6 | LOT DEPTH (m) MINIMUM | | 30 M | 69.49 M |
| 7 | FRONT AND EXTERIOR SIDE YARD SETBACK FROM PROPERTY LINE | FRONT YARD | 0 M | 17.2 M |
| 8 | | REAR YARD | 7.62 M | 28 M |
| 9 | | INTERIOR SIDE YARD (EAST) | 0 M | 24.2 M |
| 10 | | EXTERIOR SIDE YARD (WEST) | 0 M | 2 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% (1701.09 M2) |
| 14 | HEIGHT (m) MAXIMUM | | 15 M | 9 M |



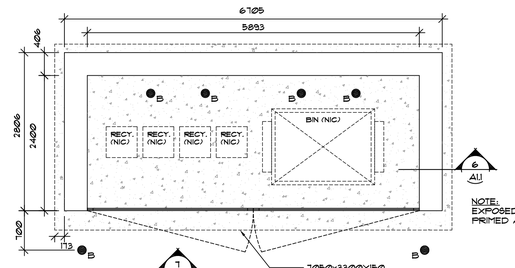

1 A1.1 GROUND SIGN PLAN
SCALE 1: 50

2 A1.1 GROUND SIGN ELEV.
SCALE 1: 50

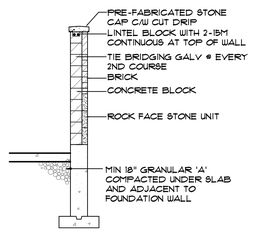



3 A1.1 SECTION DETAIL
SCALE 1: 50

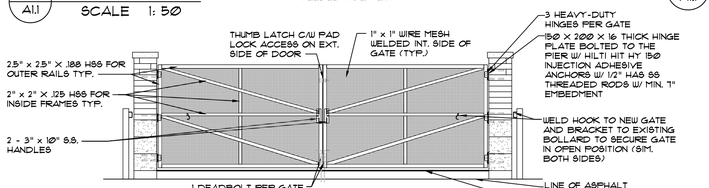
4 A1.1 GROUND SIGN ELEV.
SCALE 1: 50




5 A1.1 PLAN
SCALE 1: 50

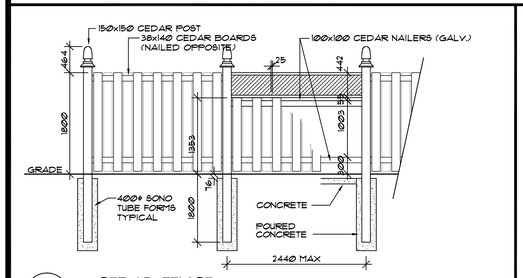



6 A1.1 SECTION
SCALE 1: 50

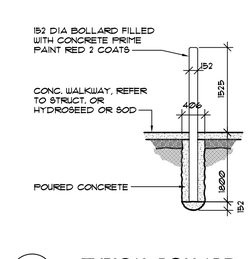



7 A1.1 FRONT ELEVATION
SCALE 1: 50

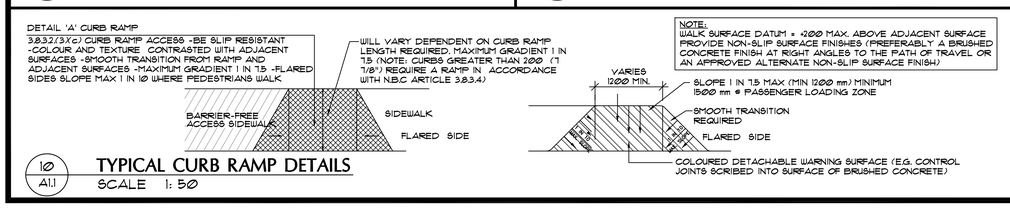
GARBAGE ENCLOSURE



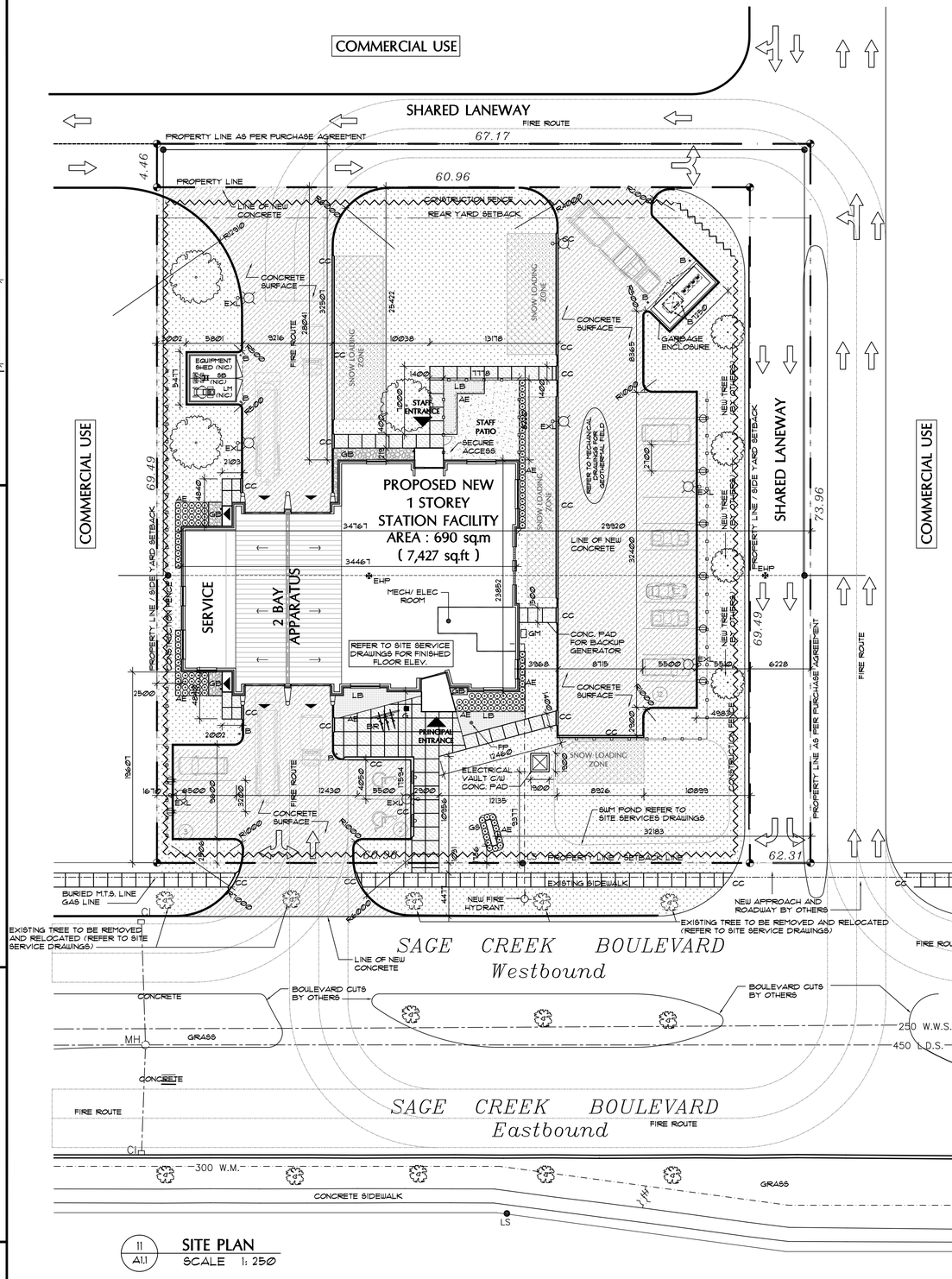

8 A1.1 CEDAR FENCE
SCALE 1: 50




9 A1.1 TYPICAL BOLLARD
SCALE 1: 50




10 A1.1 TYPICAL CURB RAMP DETAILS
SCALE 1: 50




11 A1.1 SITE PLAN
SCALE 1: 250

## LEGEND

- GB - GRAVEL BED 914 mm TYPICAL
- SPECIAL NON-SLIP CONC. SIDEWALK SURFACE - FOR BARRIER FREE ACCESS "SINE WAVE" PATTERN (5' SHAPE)
- SNOW ZONE
- SOD (REFER TO LANDSCAPING DRAWING)
- CONCRETE
- CONCRETE PARKING LOT SURFACE C/W CONTROL JOINTS - 2 WAYS EVERY 9200mm (30'-0") (REFER TO SPECIFICATION - GEOTECHNICAL REPORT)
- AE ALUMINIUM EDGING
- ●B STEEL BOLLARD

| | |
|---|---|
| BR | BIKE RACK |
| CB | CATCH BASIN |
| CC | CURB CUT |
| EHP | EXISTING HYDRO POLE |
| EXL | EXTERIOR LIGHT FIXTURE |
| FR | FIRE ROUTE SIGN |
| FP● | FLAG POLE |
| G■ | GARBAGE CAN |
| GM | GAS METER |
| GB | GRAVEL BED |
| GS | GROUND SIGN |
| HC | BARRIER-FREE PARKING SIGN |
| HP | NEW HYDRO POLE |
| LB | LANDSCAPE BED |
| NIC | NOT IN CONTRACT |
| REV. | REVERSE |
| SIM. | SIMILAR |
| TYP. | TYPICAL |

- DIRECTION OF SLOPE
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED AND RELOCATED
- 6' HIGH CEDAR WOOD POST FENCE
- 5' HIGH STAKED ORANGE CONSTRUCTION FENCE @ 6' O.C. C/W TIE WIRE ON TOP
- 6' HIGH PERIMETER CHAIN LINK FENCE
- PROPERTY LINE
- VEHICLE PLUG-IN RECEPTACLE (REFER TO ELECTRICAL)

| ISSUES: | | |
|---|---|---|
| 1 | APRIL 2010 | PHASE 1 - 70% COMPLETION |
| 2 | MAY 14, 2010 | PHASE 2 - 80% COMPLETION |
| 3 | SEPT 15, 2010 | PHASE 3 - BUILDING PERMIT PRELIMINARY REVIEW |
| 4 | SEPT 29, 2010 | ISSUED FOR BUILDING PERMIT / TENDER |

## GENERAL NOTES:

1. FOR LANDSCAPING ADJACENT TO BUILDING REFER TO ARCHITECTURAL DRAWING A1.1
2. FOR EXTERIOR SITE LIGHTING REFER TO ELECTRICAL DRAWINGS
3. REFER TO ARCHITECTURAL/ SITE SERVICE DRAWINGS FOR TREE PRESERVATION / REMOVAL
4. SUPPLY AND INSTALL NEW 1525mm HIGH STAKED ORANGE CONSTRUCTION FENCE AROUND ENTIRE PROPERTY TO SECURE SITE.
5. CONCRETE TO BE USED IN ALL PARKING LOT AREAS (REFER TO SPECIFICATION - GEOTECH REPORT)
6. CLEAN WEEDS PRIOR TO PLACING LANDSCAPE FABRIC & GRAVEL BED.
7. REFER TO SITE SERVICE DRAWING FOR ALL SITE SERVICE RELATED WORK.

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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:

STAMP:

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|---|---|
| SCALE: AS NOTED | PROJECT NO.: 2261 |
| DATE: SEPTEMBER 2, 2010 | FILE NAME: |
| ISSUED: SEPTEMBER 29, 2010 | DRAWING NO.: A1.1 |
| DRAWN BY: JES | |
| CHECKED BY: DRM | |

Z:\ACTIVE PROJECTS\2261 WINNIPEG FIRE – SAGE CREEK #27\~DWG\~WORKING DRAWINGS\~ARCHITECTURAL\PHASE 4\A1.1 SITE PLAN V3.DWG