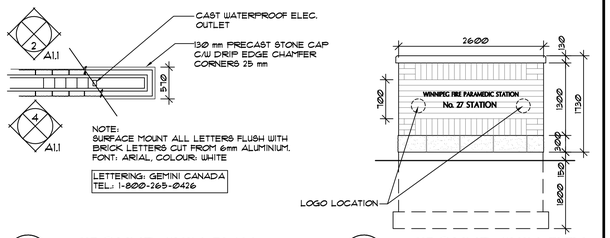
SITE DATA

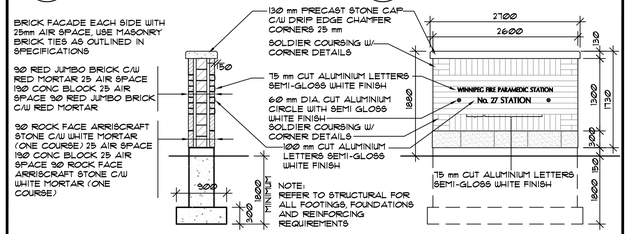
1. GROSS SITE AREA: 4,236 SQ. M 1.046 ACRES
2. GROSS BUILDING AREA:
   LEVEL 1 690 SQ. M (7,421 SQ. FT.)
3. PROPOSED PARKING: 14 SPOTS REQUIRED
   17 SPOTS PROVIDED (INCLUDING 2 BARRIER FREE)
4. BICYCLE PARKING: 4 SPACES PROVIDED

ITEM		A	REQUIREMENTS	PROPOSED
1		RESIDENTIAL TYPE	---	---
2		ZONES	C2	C2
3		PERMITTED USES	---	PROTECTION AND EMERGENCY SERVICES
4		LOT AREA (SQ. m) 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 PROPERTY LINE MINIMUM 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% (1702.03 M2)
14		HEIGHT (m) MAXIMUM	15 M	9 M



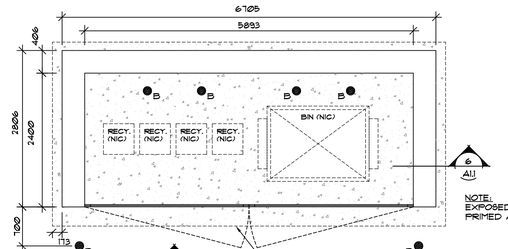
1 A1.1 **GROUND SIGN PLAN** SCALE 1: 50

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

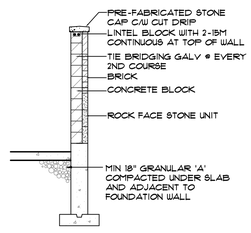


3 A1.1 **SECTION DETAIL** SCALE 1: 50

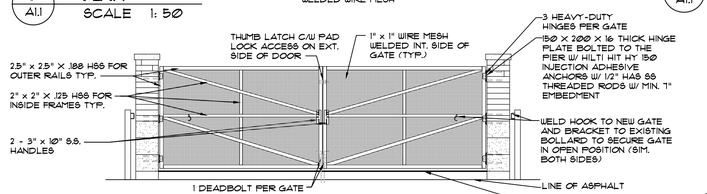
4 A1.1 **GROUND SIGN ELEV.** SCALE 1: 50



5 A1.1 **PLAN** SCALE 1: 50

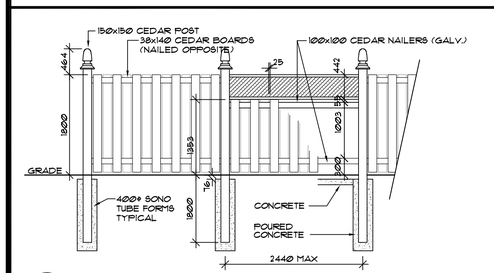


6 A1.1 **SECTION** SCALE 1: 50

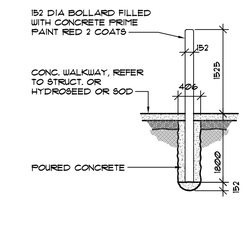


7 A1.1 **FRONT ELEVATION** SCALE 1: 50

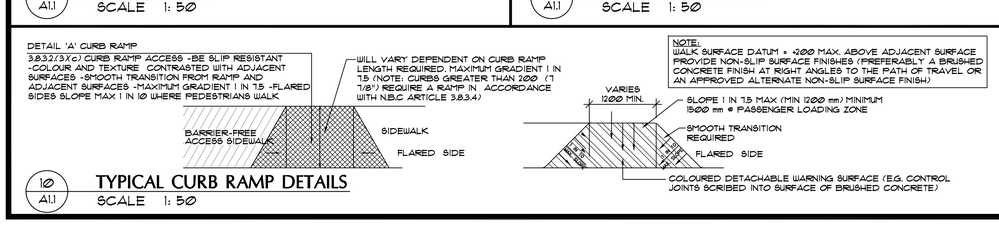
GARBAGE ENCLOSURE



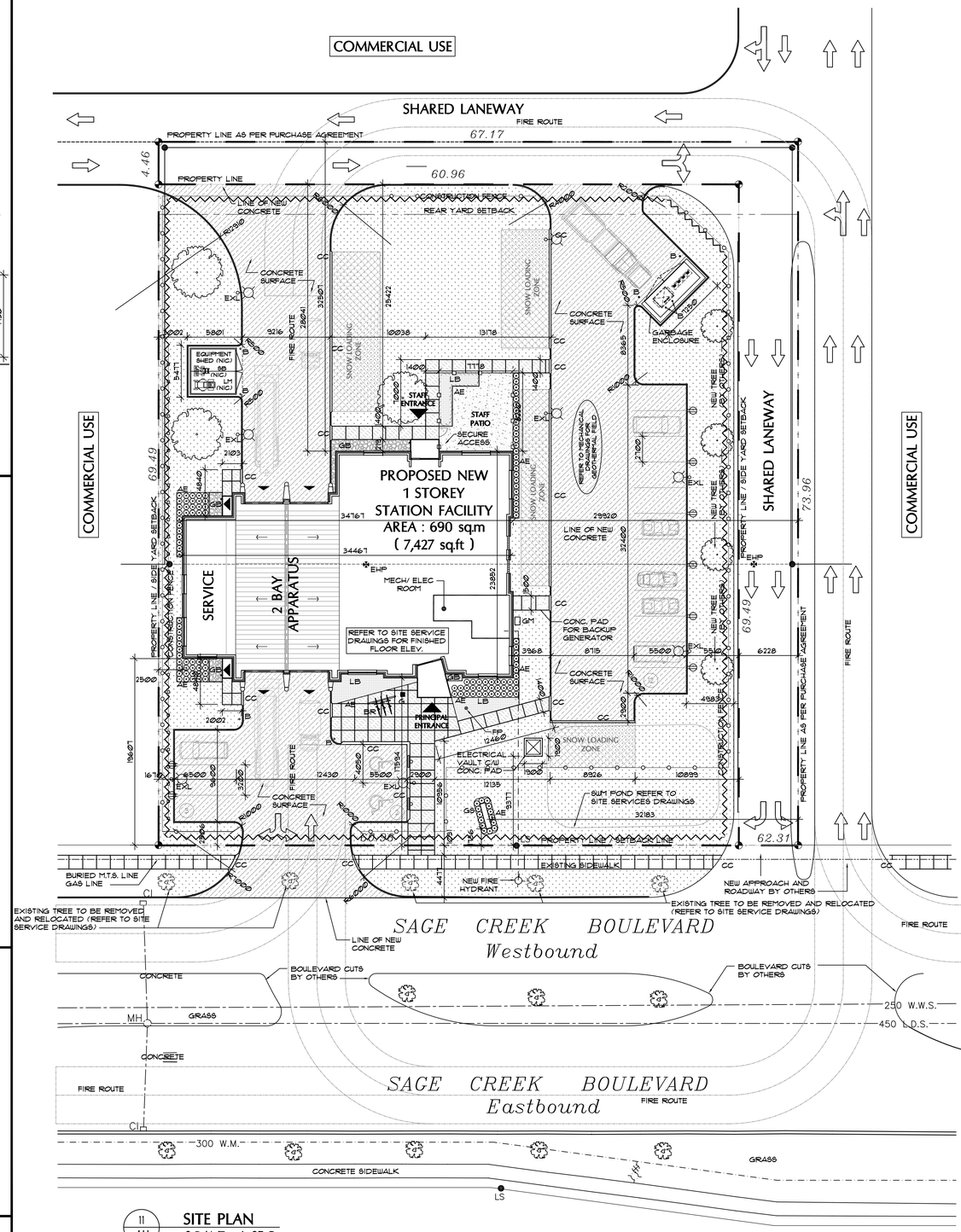
8 A1.1 **CEDAR FENCE** SCALE 1: 50



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 ('S' SHAPE)
- SNOW ZONE
- SOD (REFER TO LANDSCAPING DRAWING)
- CONCRETE
- CONCRETE PARKING LOT SURFACE C/W CONTROL JOINTS - 2 WAYS EVERY 3000mm (30'-0") (REFER TO SPECIFICATION - GEOTECHNICAL REPORT)
- AE ALUMINIUM EDGING
- ●B STEEL BOLLARD

BR	BIKE RACK	GM	GAS METER
CB	CATCH BASIN	GB	GRAVEL BED
CC	CURB CUT	GS	GROUND SIGN
EHP	EXISTING HYDRO POLE	HC	BARRIER-FREE PARKING SIGN
EXL	EXTERIOR LIGHT FIXTURE	HP	NEW HYDRO POLE
FR	FIRE ROUTE SIGN	LB	LANDSCAPE BED
FP	FLAG POLE	NIC	NOT IN CONTRACT
G	GARBAGE CAN	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		
UF	6'-0" HIGH CEDAR WOOD POST FENCE		
	5' HIGH STAKED ORANGE CONSTRUCTION FENCE @ 6' O.C. C/W TIE WIRE ON TOP		
	5'-0" HIGH PERIMETER BLACK IRON EAGLE 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
5	JAN 26 2011	ISSUED FOR ADDENDUM 2

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:

SCALE: AS NOTED	PROJECT NO.: 2261
DATE: JANUARY 26, 2011	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 REVISED JAN 26, 2011 ADDENDUM 2.DWG