

PARKING REQUIREMENTS SUMMARY:
WINNEPEG ZONING BY-LAW NO. 460/04 (TABLE 110001) PARKING GROUP NUMBER 9, OFFICES USE REQUIRES 1 SPACE FOR EACH 750 SQFT OF FLOOR AREA (57 MIN. SPACES REQUIRED BASED ON 117,200 TOTAL SQFT.)
ACCESS: A GUIDE TO ACCESSIBLE DESIGN FOR DESIGNERS, BLACKBURN, FACILITY OWNERS AND MANAGERS SECTION 4-3.8.3.1(1) SUGGESTS A MIN. NUMBER OF 10 ACCESSIBLE PARKING SPACES WHERE A FACILITY HAS BETWEEN 400-500 TOTAL SPACES.
TO ACCESSIBLE SPACES REQUIRED

PARKING SPACES SUMMARY:
216 - EXISTING PARKING SPACES TO REMAIN
229 - NEW PARKING SPACES
445 - TOTAL PARKING SPACES
- TO ACCESSIBLE INCLUDED
- LOADING WHEEL NOT INCLUDED

SITE PLAN - KEY NOTES

- 1 EXISTING ASPHALT OR CONCRETE TO REMAIN
- 2 NEW ASPHALT SHOWN THIS [Symbol] REFER TO CIVIL
- 3 EXISTING CURB TO REMAIN OR ASPHALT EDGE SHOWN THIS [Symbol]
- 4 NEW CURB SHOWN THIS [Symbol] RADI TO BE 1500 TYPICAL UNLESS OTHERWISE NOTED.
- 5 EXISTING SIDEWALK TO REMAIN
- 6 NEW CONCRETE SIDEWALK, WHERE APPLICABLE EXTENDING UP TO EXISTING SIDEWALK & MATCH ELEVATIONS. HAVE 2000 ALL SURROUNDING SLO. SHAW OUT LOCATIONS TO BE CONTINUED WITH CONTRACT ADMINISTRATION.
- 7 CONCRETE LET-DOWN FOR BARRIER FREE ACCESS REFER TO DETAIL 13-A1.4 FOR DIMENSIONS
- 8 100 WIDE SOLID YELLOW LINES PAINTED ON ALL ASPHALT SURFACES AS INDICATED THROUGHOUT PARKING AREAS
- 9 ALL PARKING SPACES 8000 x 2000 UNLESS OTHERWISE NOTED
- 10 NEW PAINTED BARRIER FREE PARKING DESIGNATION AND STRIPES TO BE PAINTED ON ALL ASPHALT SHOWN THIS [Symbol]
- 11 EXISTING GARAGE CONTAINERS TO BE REMOVED BY OWNER
- 12 NEW GARAGE CONTAINERS (N.I.C.)
- 13 EXISTING TREES TO REMAIN SHOWN THIS [Symbol]
- 14 EXISTING CONCRETE PAD TO REMAIN
- 15 EXISTING PARKING FENCE C/W PARKING PLUS TO REMAIN
- 16 EXISTING ELECTRICAL TO REMAIN
- 17 NEW SIGNAGE LOCATION AS PER CASH ALLOWANCE. DESIGN TO BE CONFIRMED.
- 18 TYPICAL 1200mm WIDE x 1500mm LONG R/F CONCRETE SLAB SLOPE AWAY FROM BUILDING 2% MINIMUM FOR DRAINAGE
- 19 NEW PARKING FENCE ON LANDSCAPED GRADE C/W PARKING PLUS. REFER TO DETAIL 13-A1.4
- 20 NEW PARKING FENCE ON ASPHALT C/W PARKING PLUS REFER TO DETAIL 14-A1.4
- 21 EXISTING LIGHT STANDARDS TO REMAIN
- 22 NEW SINGLE PIVOT EXTERIOR LIGHT STANDARDS SHOWN THIS [Symbol] SEE ELECTRICAL & STRUCTURAL REFER TO DETAIL 4-A1.4
- 23 EXISTING CONCRETE LET-DOWN TO REMAIN
- 24 EXISTING CONCRETE BOLLARD TO REMAIN - TYPICAL
- 25 EXISTING LOADING AREA TO REMAIN
- 26 NEW LOADING AREA
HAND SETS 30 MM - 100 MM DIAMETER STONES INTO 200 MM RADII PILES OR 200 MM DIAMETER COLUMN TO PROVIDE SURFACE FINISHING RECASTED STONE TO PROJECT 45 - 75 MM ABOVE ADJACENT CONCRETE SIDEWALK SURFACE.
- 27 NEW VEHICULAR DRIVE ACCESS
- 28 NEW VEHICULAR DRIVE AISLE
- 29 EXISTING AREA TO BE RE-GRADED AS PER CIVIL
- 30 PRE-CAST CONCRETE SPLASHPAD AT SUMP PIT DISCHARGE
- 31 EXISTING GATE TO BE REMOVED
- 32 EXISTING CHAINLINK FENCE & FENCE POSTS TO BE REMOVED
- 33 EXISTING PARKING FENCE TO BE REMOVED
- 34 LIGHT PROOF PARKING FENCE C/W PARKING PLUS REFER TO DETAIL 13-A1.4. PARKING SPACES ALONG LIGHT PROOF FENCE APPROX. 2400 x 6000 TO SUIT ISLAND DIMENSIONS
- 35 PAINT NEW AISLE AND ACCESSIBLE SYMBOL ON ASPHALT AT EXISTING ACCESSIBLE PARKING SPACES
- 36 NEW REINFORCED STEEL "POSTER PARKING" WITH SIGNAGE REFER TO DETAILS 8 & 9-A1.4 (TOTAL OF 20 SPACES)
- 37 NEW GARAGE CONTAINER LOCATION [Symbol]
- 38 NEW 200 THICK CONCRETE PAD [Symbol] SEE DWG. A1.2
- 39 REMOVE EXISTING ASPHALT AS REQUIRED. EXISTING PARKING FENCE TO BE RE-LOCATED AS REQUIRED TO SUIT COORDINATE WITH ELECTRICAL
- 40 EXISTING ELECTRICAL UNDER GROUND SERVICES & CONCRETE PAD TO REMAIN. COORDINATE WITH ELECTRICAL
- 41 LOCATION FOR RECYCLING BINS - N.I.C.
- 42 LOCATION FOR RECYCLING BINS - N.I.C.
- 43 PRE-CAST CONCRETE SPLASHPAD AT RAINWATER LEADER. REFER TO DETAIL 14-A1.4
- 44 BOLLARD AS PER DETAILS 3-A1.4 & 4-A1.4
- 45 EXISTING LIGHT PROOF PARKING FENCE C/W PARKING PLUS
- 46 NEW PARKING PLUS FOR ALL NEW PARKING SPACES TO BE ADDED IN NORTH AS EXISTING PARKING FENCE. REFER TO DETAIL 14-A1.4 (SIMILAR)
- 47 NEW STALL DESIGNATED "SMALL CAR ONLY" WITH SIGNAGE & BARRIER CURB. REFER TO DETAIL 14-A1.4 FOR SIGNAGE & REFER TO CIVIL DWG. A1.2 FOR BARRIER CURB DETAILS
- 48 NEW BUILDING SIGNAGE AS PER CASH ALLOWANCE. DESIGN TO BE CONFIRMED.
- 49 NEW BUILDING SIGNAGE AS PER CASH ALLOWANCE. DESIGN TO BE CONFIRMED.
- 50 EXISTING SIGNAGE TO BE REVERSED AS PER CASH ALLOWANCE. DESIGN TO BE CONFIRMED.
- 51 RECONFIGURE EXISTING PARKING FENCE AS REQUIRED TO SUIT NEW PARKING LAYOUT
- 52 NEW CONCRETE TRANSFORMER PADS. SEE STRUCTURAL. 100V 5000 WATT ELECTRIC
- 53 CAST IN PLACE CONCRETE DRAIN CHANNEL AT ROOF DRAIN DISCHARGE LOCATION. SLOPED TO PARKING AREA. REFER TO DETAIL 7-A1.4
- 54 CAST IN PLACE CONCRETE TROUGH AT ROOF DRAIN DISCHARGE LOCATION. REFER TO DETAIL 16-A1.4
- 55 APPROX. EXTENT OF EXISTING CONCRETE TO BE REMOVED. CONTRACTOR TO SITE CONFIRM
- 56 DISTRIBUTION PANEL WITH CONCRETE BASE / FENCE ATTACHMENT REFER TO DETAIL 15-A1.4
- 57 BOLLARD LIGHT. SEE ELECTRICAL & STRUCTURAL. REFER TO DETAIL 15-A1.4
- 58 EXISTING CONCRETE ISLAND TO BE REMOVED
- 59 EXISTING SIDEWALK TO BE REMOVED
- 60 CENTRE NEW LIGHT STANDARD WITHIN PARKING FENCE. FENCE TO ACCOMMODATE. BASE ORIGIN TO DETAIL 14-A1.4 WITH CONCRETE TO BE 800 MM ABOVE FINISHED GRADE.
- 61 NEW FIRE HYDRANT AS PER CIVIL
- 62 PLANTING PIT

SITE PLAN - GENERAL NOTES

- A. SEE CIVIL DRAWINGS FOR ALL GRADING, PAVING, CURBS, AND SITE SERVICES DETAILS
- B. SEE LANDSCAPING DRAWINGS FOR ALL LANDSCAPING EVENTS AND DETAILS
- C. SEE ELECTRICAL DRAWINGS FOR ALL SITE ELECTRICAL REQUIREMENTS AND DETAILS

SITE PLAN - GRADING KEY NOTES

- NOTES:
ALL ELEVATIONS ARE IN METERS AND DECIMALS OF A METER. EXISTING ELEVATIONS ARE TAKEN FROM A SURVEY DRAWING BY RUDOLPH ENGINEERS & PLANNERS INC. DATED MARCH 2004.
- EXISTING GRADE ELEVATION
 - NEW GRADE ELEVATION
 - C.B. 100MM NEW CATCH BASIN & GRADE ELEVATION
 - SLOPE % OF SLOPE DOWN
 - TOP OF CURB
 - BOTTOM OF CURB (SEE TOP OF ASPHALT OR CONCRETE PAVEMENT)
 - AREA OF HIGHER ELEVATION

