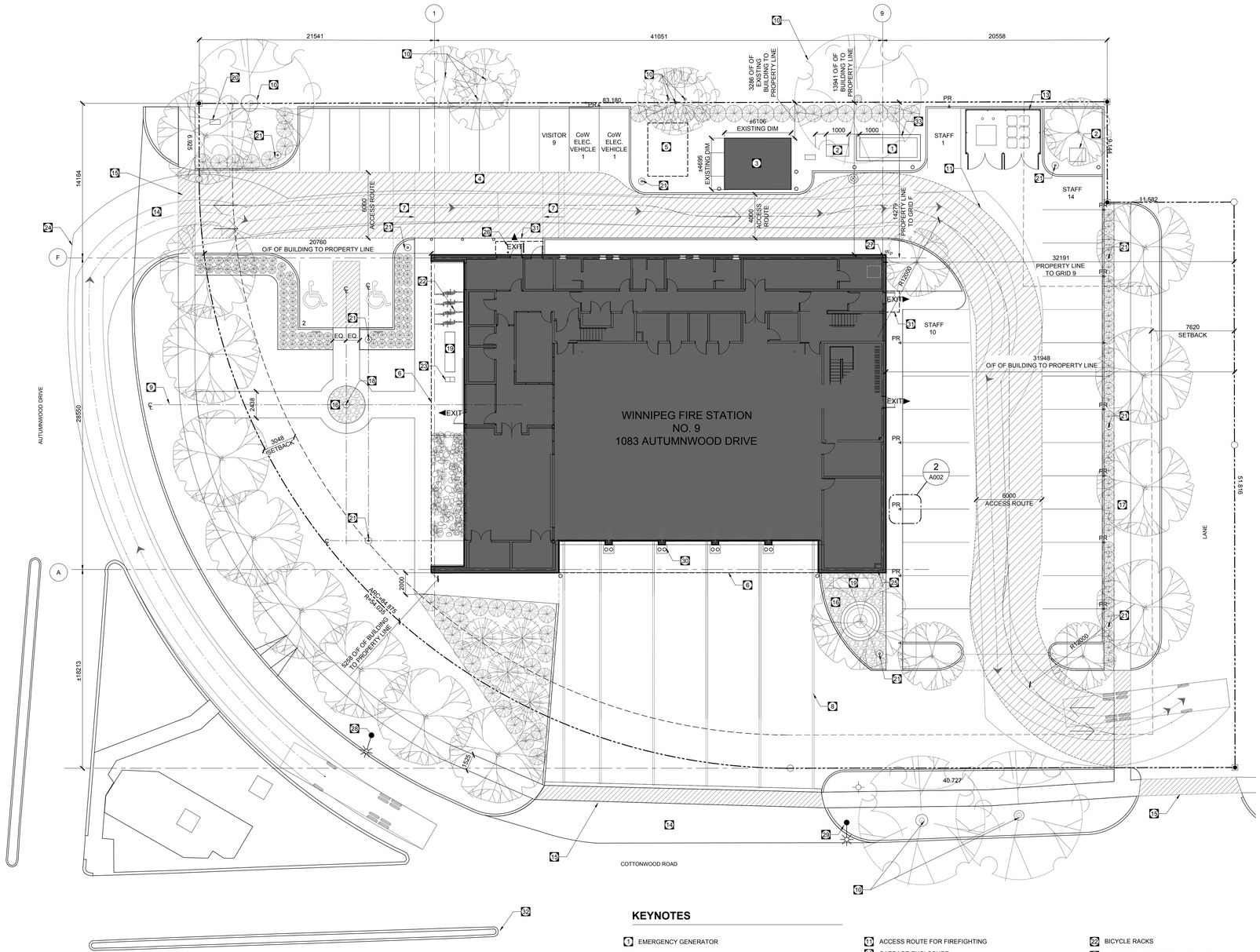


1 A000 ARCHITECTURAL SITE PLAN
1:200

KEYNOTES

1. EMERGENCY GENERATOR
2. NEW TRANSFORMER AND CSTE
3. EXISTING LIFT STATION TO REMAIN
4. SLOPE ASPHALT AWAY FROM BUILDING. REFER TO CIVIL
5. APPROX. LOCATION OF FURTHER COLD STORAGE SHED
6. LINE OF SOFFIT ABOVE
7. SLOPE ASPHALT TO MATCH T/O CONCRETE TO ELIMINATE TRIP HAZARD.
8. PAINTED GUIDE STRIPE - TYP
9. CENTRE WALKWAY ON VESTIBULE
10. EXISTING TREES TO BE PROTECTED - REFER TO LANDSCAPE
11. ACCESS ROUTE FOR FIREFIGHTING
12. GARBAGE ENCLOSURE
13. NEW APPROACH
14. PEDESTRIAN CROSSING AT DRIVE AISLE. REFER TO LANDSCAPE
15. SALVAGED GRANITE PAVERS
17. PEDESTRIAN CONNECTION TO SHOPPING PLAZA
18. FLAG POLE
19. BENCH - REFER TO LANDSCAPE
20. MTS PEDESTAL
21. EXTERIOR POLE LIGHT
22. BICYCLE RACKS
23. WASTE BIN - REFER TO LANDSCAPE
24. AUTOTURN ANALYSIS FOR FIRETRUCK. REFER TO TECHNICAL MEMORANDUM TRAFFIC REVIEW PREPARED BY MORR TRANSPORTATION CONSULTING DATED MARCH 16TH 2022 FOR FURTHER ANALYSIS OF TRUCK PATH.
25. FIRE DEPARTMENT CONNECTIONS
26. DEVICE MOUNTING BOLLARD. COORDINATE RECESSED BASE DETAIL WITH ENTRANCE SLAB.
27. WORKPOINT (WP) TO LAYOUT FLOOR PLAN IS AT THE INTERSECTION OF GRID 9 AND GRID F.
28. RELOCATED LIGHT STANDARD BY MANITOBA HYDRO.
29. NEW LIGHT STANDARD BY MANITOBA HYDRO.
30. SAW CUT AT BOLLARDS - TYP.
31. LINE OF CANOPY ABOVE
32. REFER TO CIVIL FOR SCOPE OF WORK AT MEDIAN
33. STRUCTURAL CONCRETE PAD BELOW GENERATOR. COORDINATE PAD SIZE WITH GENERATOR REQUIREMENTS

WINNIPEG FIRE STATION NO. 9

LEGAL DESCRIPTION: LOT 288 ROMAN CATHOLIC MISSION PROPERTY
BEING PART OF PARCEL 5, PLAN NO. 7449
IN BLOCKS 288 AND 301 ROMAN CATHOLIC MISSION PROPERTY
TOTAL LOT AREA: 5,038 M^2

PROJECT DESCRIPTION: NEW AMALGAMATED STATION 9 CONSISTS OF A NEW FIVE (5) VEHICLE/ APPARATUS BAY STATION HOUSING BOTH FIRE AND PARAMEDIC OPERATIONS WITH INTEGRATED TRAINING FACILITIES AND HAZARDOUS MATERIALS EQUIPMENT STORAGE, BUILT ON 2 FLOORS WITH A GROSS FLOOR AREA OF APPROXIMATELY 1,695 M^2, AND A SITE DEVELOPMENT AREA OF APPROXIMATELY 3,770 M^2

ZONING BY-LAW 200/2006

PART 3 - ZONING DISTRICT
DISTRICT: C2 COMMERCIAL COMMUNITY

PART 4 - USE REGULATION
USE CATEGORY: PROTECTION AND EMERGENCY USES
PERMITTED USES: C2 PERMITTED

PART 5 - DEVELOPMENT AND DESIGN STANDARDS

148. DIMENSIONAL STANDARDS

	REQUIRED	PROVIDED
MIN. / MAX. FRONT YARD (FT) :	0 / NA.	51'-9" (AUTUMNWOOD) 85'-0" (COTTONWOOD)
MIN. REAR YARD (FT) :	25' / EAST	102'-1"
MIN. INTERIOR SIDE YARD (FT) :	0' / NORTH	45'-0"
MAX. HEIGHT OF BUILDING (FT):	49'	28'-0"
MAX. FLOOR AREA RATIO :	3.0	

159. PERMITTED PROJECTIONS
GARBAGE & RECYCLING ENCLOSURES: REAR YARD: PERMITTED. MAX. HEIGHT IS 13'-0"

161. PARKING CATEGORY: 17
PARKING AREA SIZE: 15,165 FT^2 (INCLUDING DRIVE AISLE)
AMOUNT OF PARKING REQUIRED: 32
PROVIDED: 36

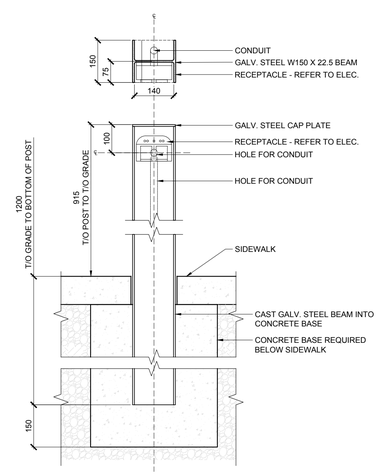
167-168. ACCESSIBLE SPACES: REQUIRED:1 ACCESSIBLE VAN SPACE / 1 ACCESSIBLE
PROVIDED: 1 ACCESSIBLE VAN SPACE / 1 ACCESSIBLE
169. BICYCLE PARKING: REQUIRED: 4 SPACES
PROVIDED: 4 BICYCLE PARKING SPOTS

173. LOADING SPACE: NOT REQUIRED

190. LANDSCAPE AND BUFFERING
(2-4) STREET EDGE LANDSCAPING
REQUIRED: COTTONWOOD AND AUTUMNWOOD: 435FT= 14 TREES & 66 SHRUBS
PROVIDED: 22 TREES & 193 SHRUBS
(5) BUILDING FOUNDATION LANDSCAPING
REQUIRED:
COTTONWOOD ROAD (135') = 14 SHRUBS
AUTUMNWOOD DRIVE (96') = 10 SHRUBS
PROVIDED:
FACADE = 25 SHRUBS
(6) PARKING LOT INTERIOR LANDSCAPING: PROVIDED
(7) SIDE AND REAR SITE EDGE BUFFERING: NA
(8-9) BUFFERING OF PARKING AND LOADING AREAS: NA

191. PRESERVATION OF EXISTING TREES
4 EXISTING TREES TO REMAIN ON SITE

197. SCREENING OUTSIDE STORAGE: PROVIDED
206.1 PEDESTRIAN CONNECTIONS: PROVIDED



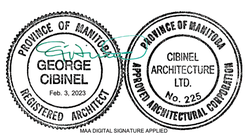
2 A002 PARKING RECEPTACLE PLAN AND SECTION DETAIL
1:10

Cibinel Architecture Ltd
560 ACADEMY ROAD WINNIPEG MB R3N 0E3
T. 204 989 8910

ARCHITECT

NO.	DATE	REVISION / ISSUANCE
00	2023.02.03	ISSUED FOR CONSTRUCTION

Seal



Project
WFPS STATION 9

1083 AUTUMNWOOD DRIVE

Sheet Title
ARCHITECTURAL SITE PLAN

Project No. 2150

Sheet A002

CIBINEL - Arch D - 24" X 36"