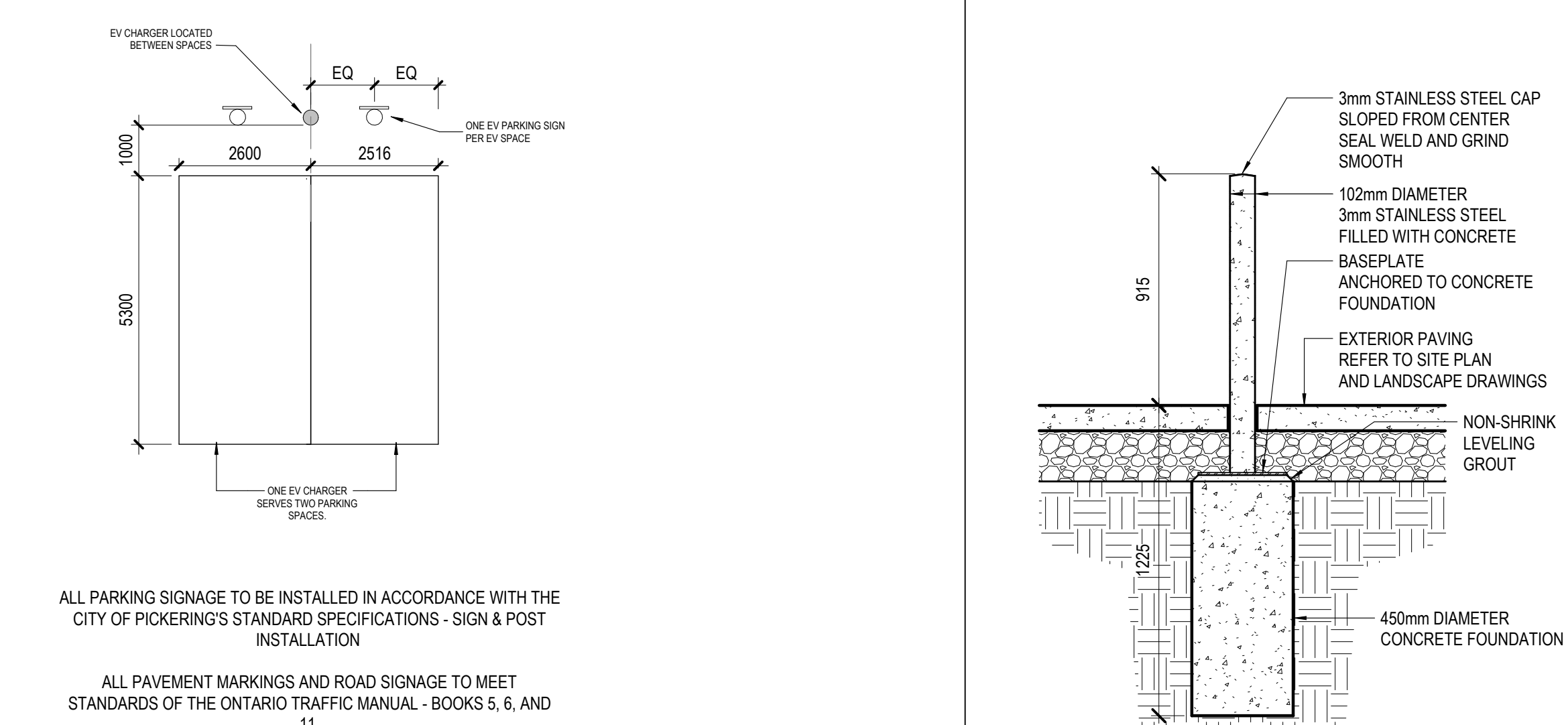
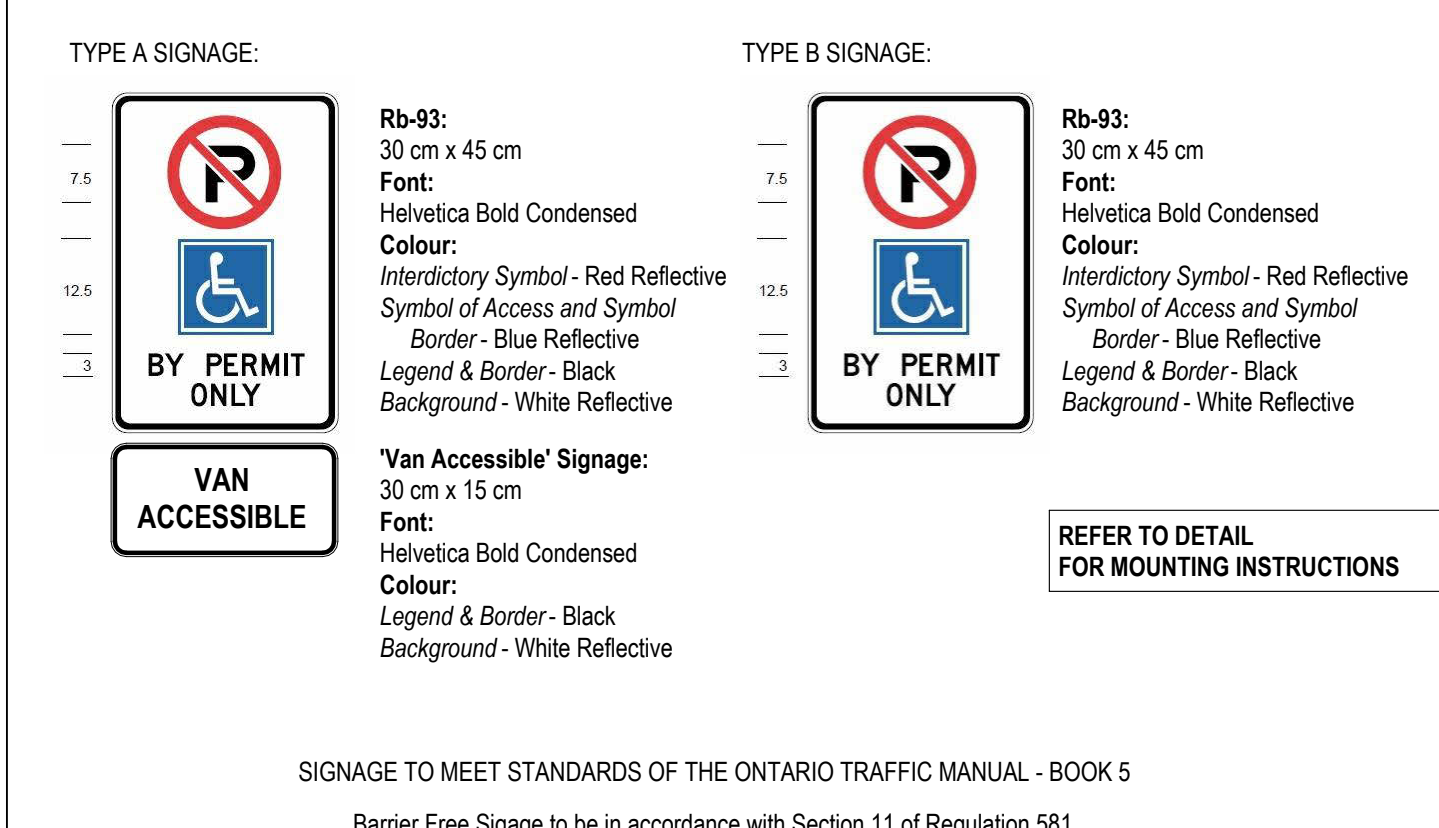


7 BARRIER FREE PARKING
1:100



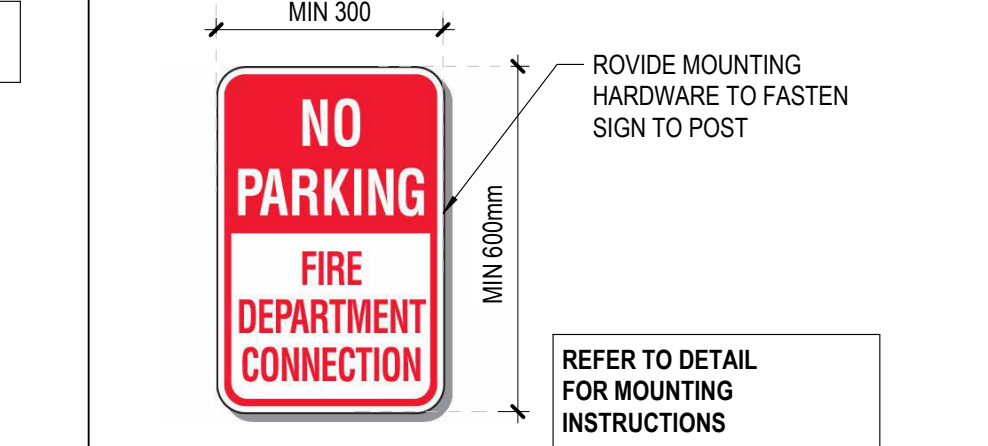
6 TYP. EV CHARGE PARKING
1:100

4 TYP. STEEL BOLLARD
1:20

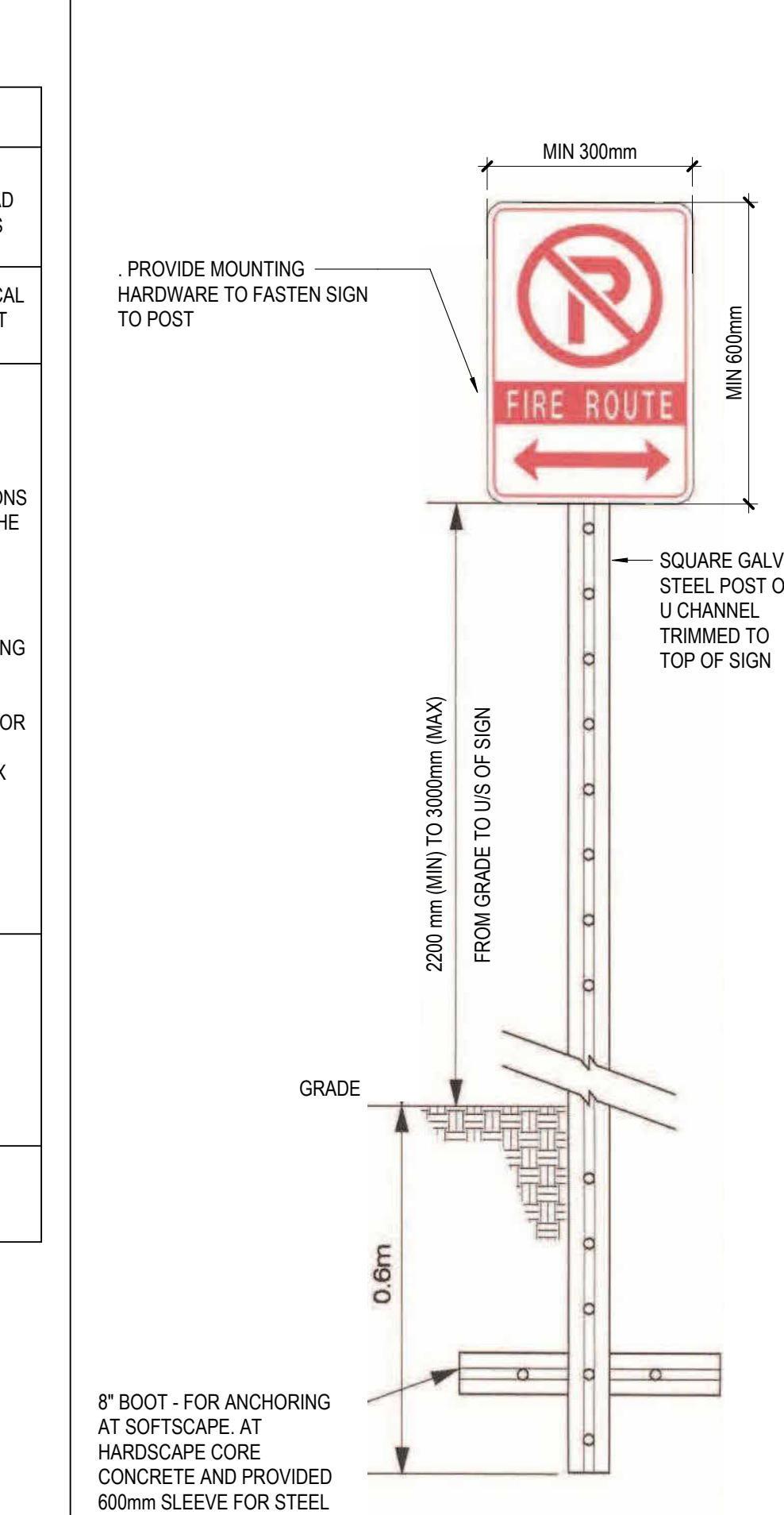


5 BARRIER FREE PARKING SIGNAGE
NOT TO SCALE

3 EV PARKING SIGN
NOT TO SCALE



2 FDC SIGN
NOT TO SCALE



ZONING REQUIREMENTS:

REQUIRED	PROPOSED
MAX FRONT YARD SETBACK OF 4.5m AS PER TABLE 14.23	THE SETBACK VARIES DUE TO THE BUILDING ORIENTATION, BUT THE FURTHER DISTANCE FROM ALEXANDER KNOX ROAD IS 13M (TO THE NORTHEAST CORNER OF THE ARENA) AT ITS CLOSEST POINT ON THE NORTHWEST CORNER IT IS 8.8M.
MAXIMUM HEIGHT OF 16M AS PER 14.7.2.2	16M TO TOP OF CLEARESTORY GLAZING. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED. THIS EQUIPMENT IS EXEMPT FROM THE HEIGHT REQUIREMENT AS PER 4.13.1.
PARKING REQUIREMENT THE BUILDING AREA IS SUBJECT TO CHANGE WITHIN A RANGE OF (+/- 2%)	PROPOSED 497
COMMUNITY CENTRE, IN ALL OTHER ZONES: 1 SPACE PER 4 PERSONS OR 3.5 PER 100M2 GFLA, WHICHEVER IS GREATER (FINAL OCCUPANCY NUMBERS ARE NOT KNOWN AT THIS POINT SO WE HAVE USED THE AREA FOR THE CALCULATION) 17,464M2/100, 175 X 3.5 = 612.5	WE THINK THIS QUANTITY IS REASONABLE FOR THE FUNCTIONS OF THE BUILDING AND OVERALL SITE WHEN CONSIDERING THE FOLLOWING FACTORS: SPACES ARE DISTRIBUTED AROUND THE SITE TO SERVE INDIVIDUAL FUNCTIONS AND PROVIDE CONVENIENT ACCESS EXTENSIVE PEDESTRIAN CONNECTIONS TO THE SURROUNDING DEVELOPMENTS MAKE WALKING A VIABLE ALTERNATIVE TO DRIVING A POTENTIAL PUBLIC TRANSIT STOP ADJACENT TO THE SITE OR WITHIN THE SITE PROVIDES AN ALTERNATIVE TO DRIVING ON STREET PARKING IS AVAILABLE ALONG ALEXANDER KNOX
LIBRARY, IN ALL OTHER ZONES: IS 3 SPACES PER 100M2 GFLA 2600M2/100, 26 X 3 = 78	
OFFICE, IN ALL OTHER ZONES: IS 3.5 SPACES PER 100M2 GFLA 700M2/100, 7 X 3.5 = 24.5	
IN SECTION 14, SEATON URBAN AREA: COMMUNITY GARDENS IS 1 SPACE PER 100M2 PLOTS	
TOTAL PARKING REQUIREMENT: 765	
BICYCLE PARKING LONG TERM: 5.13.1.1 D 1.0 SPACE PER 1000M2, 20.778 M2/1000 = 21 SPACES	LONG TERM: 21 SPACES PROVIDED
SHORT TERM: MIN ONE RACK REQUIRED	SHORT TERM: 26 SPACES PROVIDED OVER 6 RACKS
LOADING SPACE 5.14.2 A LOADING SPACE AT 3.5M X 12M X 4.2M HIGH	SHOWN ON PLAN AT EAST FACADE



8 SITE PLAN
1:750

OWNER/CONTACT:

OWNER: CITY OF PICKERING
APPLICANT: PERKINS & WILL ARCHITECTS 110 YONGE STREET,
12TH FLOOR, TORONTO, ON, M5C 1T4
MUNICIPAL ADDRESS:

LEGAL DESCRIPTION

SITE PLAN NOTES:

- DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SERVICES PLANS, LANDSCAPE DRAWINGS AND MECHANICAL & ELECTRICAL SITE PLANS
- LOCATION OF UNDERGROUND UTILITIES AND SERVICES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR BEFORE EXCAVATION
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO COMMENCEMENT OF WORK
- NEW FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH CITY OF PICKERING STANDARDS
- COORDINATE ALL INCOMING SERVICES WORK WITH THE CITY OF PICKERING AND COMPLY WITH THEIR REQUIREMENTS. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL
- REFER TO SITE SERVING, GRADING PLAN, LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR PAVING, TREES, SITE GRADING AND SERVICES
- REPAIR EXISTING ASPHALT AREAS/CURBS DAMAGED DUE TO INSTALLATION OF NEW UNDERGROUND SERVICES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS (U.N.O. ON GRADING PLAN) PATCH ASPHALT WITH LIGHT DUTY ASPHALT PAVING U.N.O.
- ALL SITE SIGNAGE TO BE INSTALLED AS PER CITY OF PICKERING SIGNAGE STANDARDS, INCLUDING FIRE ROUTE SIGNAGE
- CONCRETE CURBS TO BE 200MM WIDE TYPICAL, U.N.O. ALL CONCRETE CURBS, SIDEWALKS AND GUTTERS TO BE INSTALLED AS PER CITY OF PICKERING STANDARDS

SITE STATISTICS:

FINISHED FLOOR ELEVATION IS 196.00
SITE AREA: 110,242 m² (APPROXIMATELY, TO BE CONFIRMED BY SURVEY)
BUILDING FOOTPRINT: 14,813 m²
LOT COVERAGE: 13.44%

LEVEL	AREA (m ²)	AREA (ft ²)
LEVEL 0	466 m ²	5,016 ft ²
LEVEL 1	13,874 m ²	149,342 ft ²
LEVEL 2	6,214 m ²	66,884 ft ²
TOTAL	20,554 m²	221,242 ft²

TYPE	COUNT
ACCESSIBLE TYPE A	4
ACCESSIBLE TYPE A EV	2
ACCESSIBLE TYPE B	3
ACCESSIBLE TYPE B EV	4

MIN 6 TYPE A AND 7 TYPE B REQUIRED

EV PARKING SCHEDULE

TYPE	COUNT
ACCESSIBLE TYPE A EV	2
ACCESSIBLE TYPE B EV	4
EV CHARGING	22
28 > 25 = 5% OF 497	

TYPE	COUNT
ACCESSIBLE TYPE A	4
ACCESSIBLE TYPE A EV	2
ACCESSIBLE TYPE B	3
ACCESSIBLE TYPE B EV	4
EV CHARGING	22
EV CHARGING FUTURE - ROUGH-IN STANDARD	442
497	

BUILDING CLASSIFICATION: 3.2.2.29 GROUP A, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED

SITE PLAN LEGEND:

- AD AREA DRAIN
- APS ACCESSIBLE PARKING SIGNAGE
- AW AREA WELL
- B BOLLARD
- BH BUSHHOLE
- BNCH BENCH
- BR BINE RACK
- BF BARRIER FREE SIGNAGE
- CB STORM CATCH BASIN (REFER TO CIVIL)
- CC CURB CUT (REFER TO LANDSCAPE)
- CL CENTRELINE
- CW CONCRETE WALKWAY
- CD DEPRESSED CURB
- EV ELECTRIC VEHICLE CHARGING SPACE
- EVPS ELECTRIC VEHICLE PARKING SIGN
- EX EXISTING
- FB FOLD-DOWN BOLLARD
- FDC FIRE DEPARTMENT CONNECTION
- FR FIRE HYDRANT
- FR FIRE ROUTE SIGNAGE
- HB HOSE BIB (REFER TO MECHANICAL)
- LS LIGHT STANDARD (REFER TO ELEC)
- NC NOT IN CONTRACT
- PI PLANTED ISLAND

