

NOTES:

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6. AREA CALCULATIONS ARE APPROXIMATE.
7. DATE FORMAT: YYYY-MM-DD

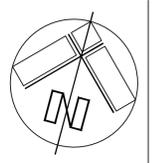
ISSUE & REVISION DESIGNATION
LETTER (A) = ISSUE, No. (1) = REVISION

No.	Date	Issued For / Revisions
A	2024-11-22	ISSUED TO CLIENT
B	2024-12-04	ISSUED TO CLIENT - FINAL CONCEPT

NOT FOR CONSTRUCTION



EXISTING SITE PLAN
SCALE: 1:1000



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362 DUFFERIN AVENUE, LONDON ON N6B 1Z4

Project:
Master Plan for the Township of Wilmot
PUBLIC WORKS
FACILITY EXPANSION
Township Road #16, Baden ON

EXISTING SITE PLAN

Drawn By:	JAO Caplan	Project No.:	2444
Scale:	MH		
	AS NOTED		
Plot Date:	2024-12-04	Sheet No.:	
Current Issue:	B	Current Revision:	EX1-1

PROJECT DESCRIPTION:

THE TOWNSHIP OF WILMOT - PUBLIC WORKS DEPARTMENT, HIRED a+LINK ARCHITECTURE INC. TO PROVIDE MASTER PLANNING AND PROGRAMMING SERVICES FOR THEIR NEW PUBLIC WORKS OPERATIONS CENTRE & PUBLIC WORKS LAND EXPANSION.

REFER TO THE SPACE NEEDS ANALYSIS FOR THE PROGRAMMING AND GROSS FLOOR AREAS OF EACH BUILDING COMPONENT.

- THE PROPOSED MASTER PLAN INCLUDES:
- DEMOLITION OF EXISTING BUILDINGS
 - CONSTRUCTION OF A NEW PUBLIC WORKS BUILDING:
 - ADMINISTRATION & ENGINEERING
 - FLEET STORAGE GARAGE
 - REPAIR GARAGE
 - INTERIOR & EXTERIOR WASH BAYS
 - PARTS, TOOLS & STORAGE AREAS FOR THE PUBLIC WORKS
 - CONSTRUCTION OF A NEW SALT STORAGE BUILDING
 - REUSE OF TWO EXISTING BUILDINGS FOR WASTE WATER DEPT. AND SIGNAGE DEPT.
 - EXTERIOR STORAGE, FUELING, SNOW DUMPING, WASTE COLLECTION AREAS.
 - SITE SERVICING FOR THE NEW DEVELOPMENT
 - NEW DRIVEWAYS, FIRE ROUTE

THIS MASTER PLAN DRAWING IS PRELIMINARY ONLY. FURTHER INVESTIGATIONS WILL BE REQUIRED AS TO THE GEOTECHNICAL, SUB-SURFACE AND BEARING CONDITIONS OF THE EXISTING SITE.

PROJECT CHALLENGES:

THE EXISTING PARCEL HAS A NUMBER OF DESIGN CHALLENGES, THAT AFFECTED THE POSSIBLE DESIGN OPTIONS.

- GRADING OF THE EAST PARCEL: THE NEWLY PURCHASED EAST PARCEL, HAS A +/- 14.0m GRADING DIFFERENCE FROM NORTH TO SOUTH.
 - CUT/FILL OF THE EXISTING SOIL WILL BE REQUIRED IN ORDER TO PROVIDE NEW AREA FOR THE PUBLIC WORKS BUILDING
 - RETAINING WALLS AND DESIGNED GRADING WILL BE REQUIRED.
- FOR THE NEWLY PURCHASED EAST PARCEL, THERE IS AN EXISTING WETLAND AREA TO THE SOUTH-EAST, AND THIS ENTIRE PARCEL IS DESIGNATED BY THE REGION OF WATERLOO AS A SOURCE PROTECTION PLAN AREA. FURTHER REVIEW WITH THE AUTHORITIES HAVING JURISDICTION WILL BE REQUIRED.
- THE EXISTING WEST PARCEL, WHERE THE CURRENT PUBLIC WORKS BUILDINGS ARE LOCATED, HAS THE DIRECT ACCESS TO TOWNSHIP ROAD #16. FURTHER REVIEW WITH THE AUTHORITIES HAVING JURISDICTION WILL BE REQUIRED AS TO HAVING A SECOND DRIVEWAY FOR THE WATER STATION.
- THE GEOTECHNICAL & SOILS INFORMATION FOR THE PARCELS HAVE NOT BEEN COMPLETED FOR THE SITE. IT IS RECOMMENDED TO HAVE SOIL TESTING COMPLETED TO UNDERSTAND THE EXISTING SITE CONDITIONS.

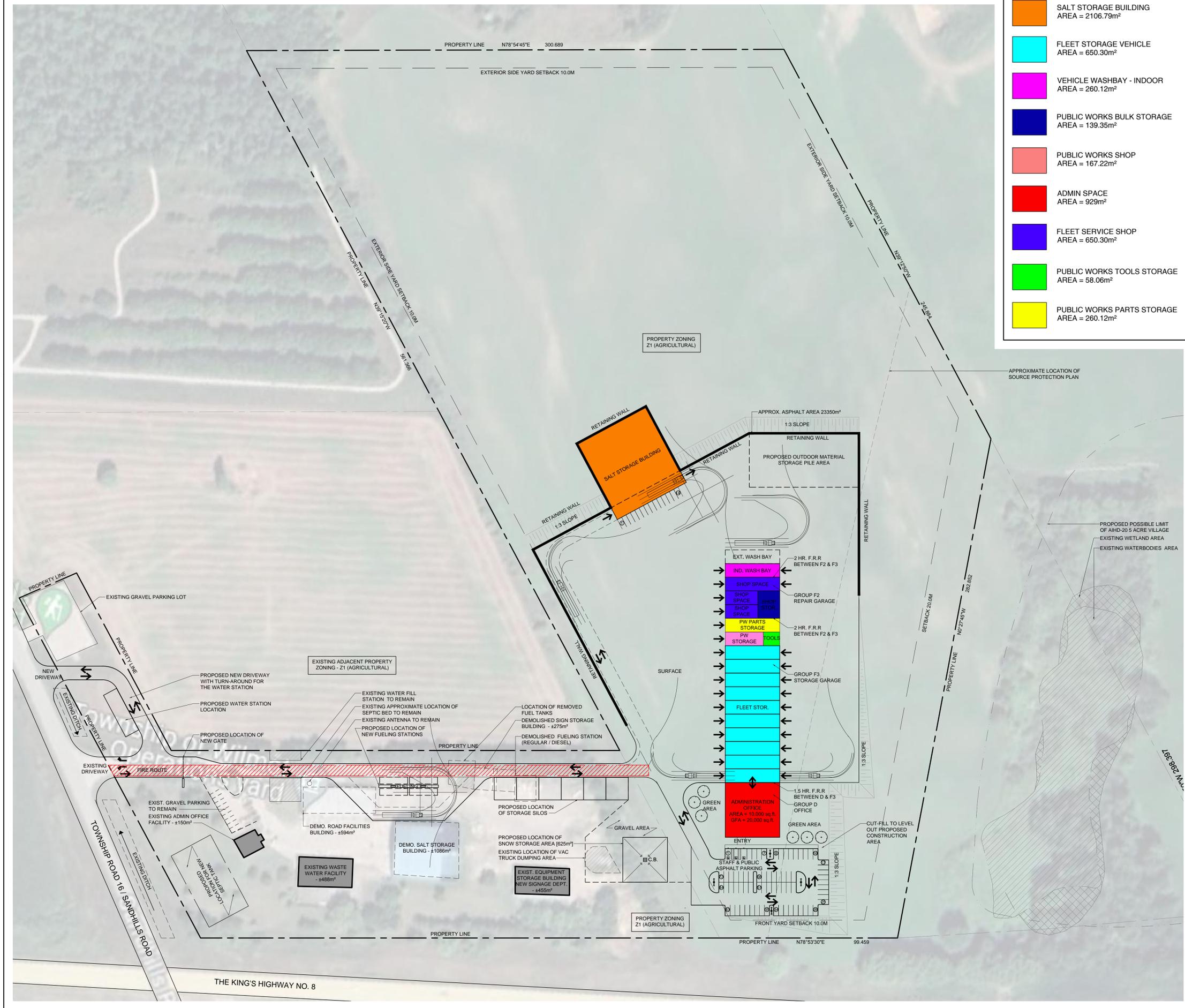
MASTER PLAN - SCOPE OF WORK:

- ALL NEW BUILDING CONSTRUCTION WOULD BE ON THE NEW EAST PARCEL.
- A NEW PUBLIC WORKS BUILDING, CONSISTING OF THE ADMINISTRATION & ENGINEERING DEPARTMENTS FACING THE HIGHWAY, WITH THE FLEET STORAGE GARAGE, REPAIR GARAGE AND SUPPORT SPACES TO THE NORTH. THIS BUILDING WOULD INCLUDE GROUP D - OFFICES, GROUP F2 - REPAIR GARAGE, AND GROUP F3 - STORAGE GARAGE. THIS BUILDING IS DESIGN AS A PRE-ENGINEERED BUILDING, WHICH IS MODULAR, EXPANDABLE, AND MULTI-BAYED. FLEET ACCESS WOULD BE FROM EITHER THE EAST OR WEST SIDES.
- A NEW SALT STORAGE BUILDING TO BE CONSTRUCTED TO THE NORTH OF THE EAST PARCEL.
- CUT/FILL AND EARTH MOVING WILL BE REQUIRED TO PROVIDE A GRADING AREA FOR THE NEW BUILDINGS, PARKING AND VEHICLE TURNING SPACE. RETAINING WALLS WILL BE REQUIRED TO ACCOUNT FOR THE GRADING CHALLENGES OF THE SITE.
- CONSTRUCT A NEW WATER STATION, AT TOWNSHIP ROAD #16, WITH ITS OWN DRIVEWAY AND TRUCK LOOP / TURN-AROUND.
- CONSTRUCT A NEW GATED ACCESS, DRIVEWAY FOR THE FLEET VEHICLE ACCESS TO THE NEW PUBLIC WORKS BUILDING, AND A NEW DRIVEWAY FOR THE STAFF & PUBLIC VEHICLE ACCESS TO THE NEW PUBLIC WORKS BUILDING.
- THE EXISTING WASTE WATER BUILDING WOULD REMAIN IN USE.
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- AREAS FOR VAC TRUCK AND SNOW DUMPING HAVE BEEN SHOWN ON THE PLANS.
- SPACE FOR EXTERIOR STORAGE HAS BEEN SHOWN ON THE PLANS.
- THE TOWNSHIP OF WILMOT WILL NEED TO DETERMINE THE SCOPE AND INTENT FOR ANY SITE FENCING AND SECURITY.

CONSTRUCTION PHASING:

CONSTRUCTION PHASING AND SEQUENCING OF THE MASTER PLAN WILL NEED TO BE DETERMINED BY THE TOWNSHIP OF WILMOT.

PHASING DRAWINGS HAVE BEEN PROVIDED AS AN ILLUSTRATION OF ONE POSSIBILITY FOR THE PROJECT. THIS PUBLIC WORKS OPERATIONS WILL NEED TO REMAIN IN OPERATIONS WHILE THE NEW PROJECTS ARE CONSTRUCTED ON SITE. THE BUDGETING AND SEQUENCING OF THE WORK WILL NEED TO BE CONSIDERED BY THE CLIENT.



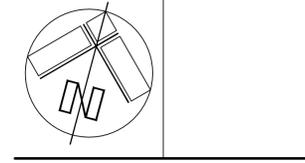
	SALT STORAGE BUILDING AREA = 2106.79m²
	FLEET STORAGE VEHICLE AREA = 650.30m²
	VEHICLE WASHBAY - INDOOR AREA = 260.12m²
	PUBLIC WORKS BULK STORAGE AREA = 139.35m²
	PUBLIC WORKS SHOP AREA = 167.22m²
	ADMIN SPACE AREA = 929m²
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	PUBLIC WORKS TOOLS STORAGE AREA = 58.06m²
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Project:
Master Plan for the Township of Wilmot
PUBLIC WORKS FACILITY EXPANSION
Township Road #16, Baden ON

PROPOSED SITE PLAN - PHASING PLAN 2

Drawn By:	Job Captain:	Project No.:
TR	MH	2444
Scale:	AS NOTED	
Plot Date:	2024-12-04	Sheet No.:
Current Issue:	B	SK3-1b
Current Revision:	-	

NOTES
2 SK3-1b SK3-1b SCALE: N.T.S.

PROPOSED SITE PLAN - PHASING PLAN 2
1 SK3-1b SK3-1b SCALE: 1:1000

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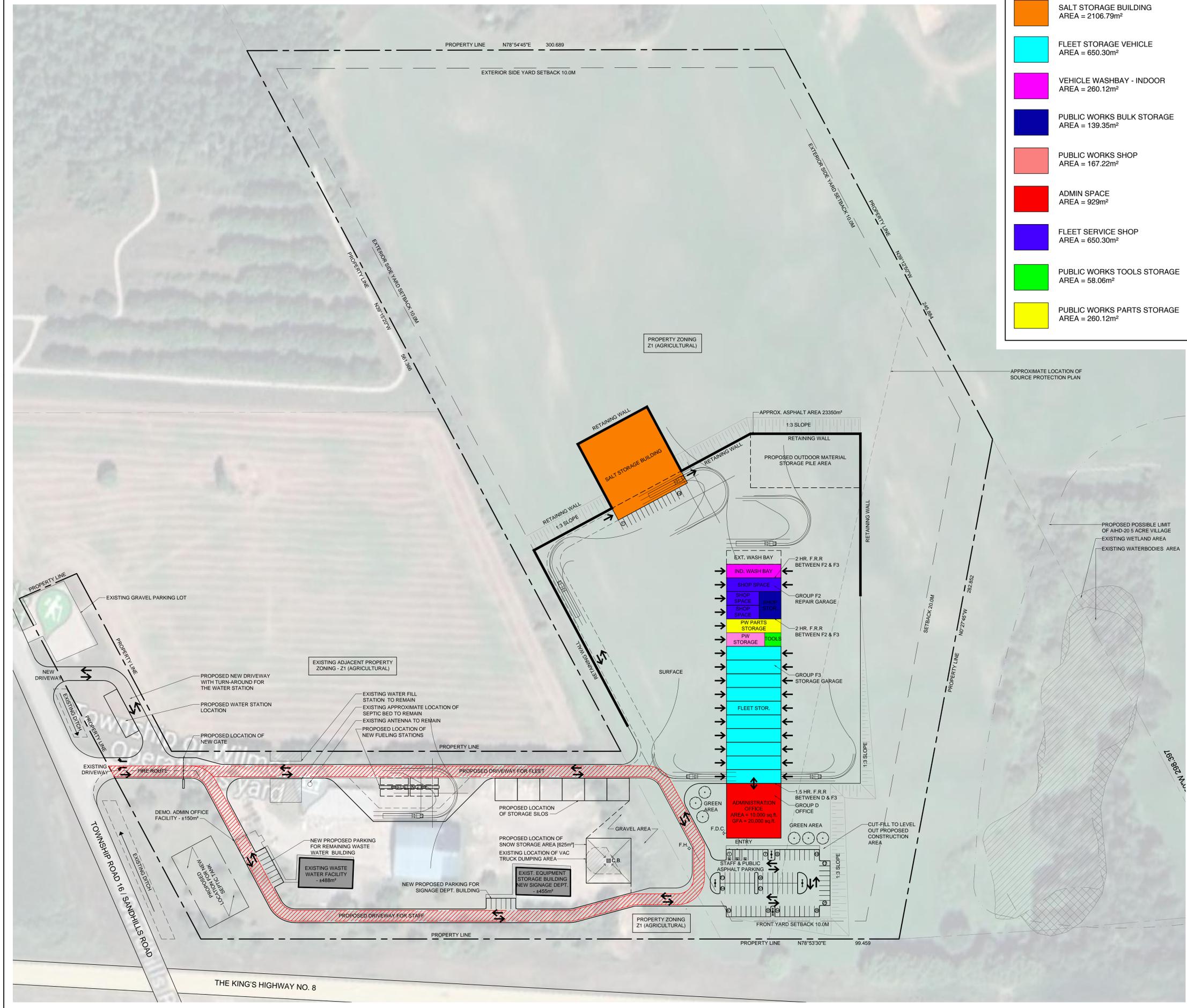
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NOTES

SK3-1c SK3-1c SCALE: N.T.S.



PROPOSED SITE PLAN - PHASING PLAN 3

SK3-1c SK3-1c SCALE: 1:1000

	SALT STORAGE BUILDING AREA = 2106.79m ²
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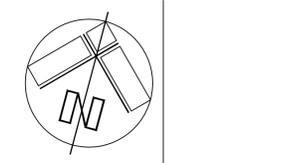
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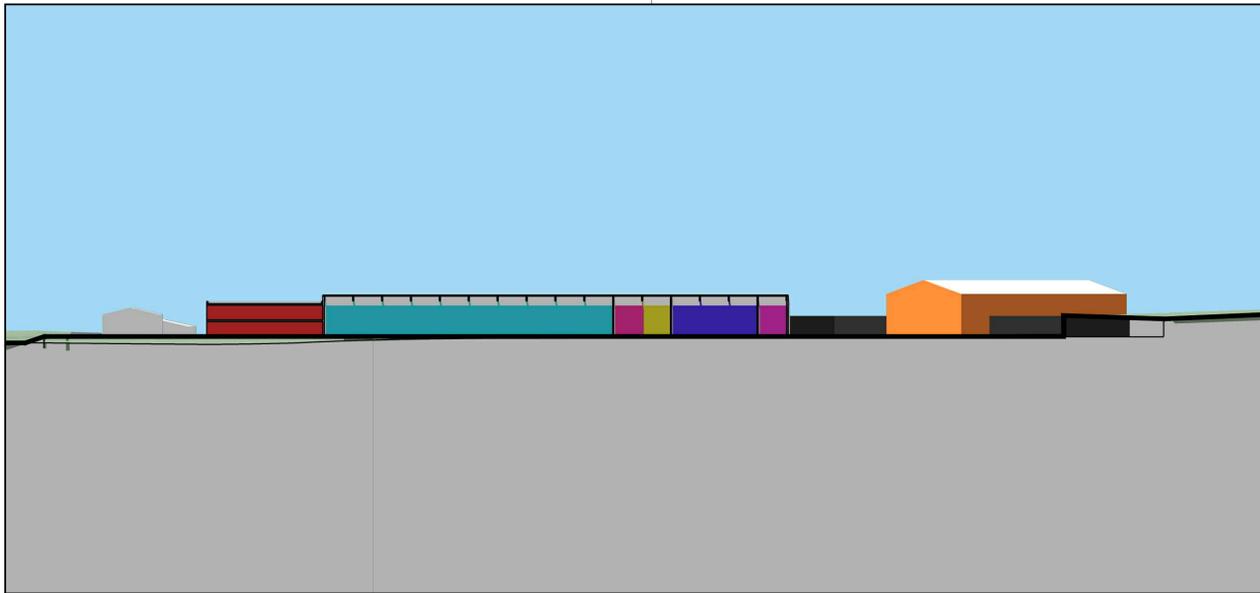


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Project: Master Plan for the Township of Wilmot
PUBLIC WORKS FACILITY EXPANSION
Township Road #16, Baden ON

PROPOSED SITE PLAN - PHASING PLAN 3

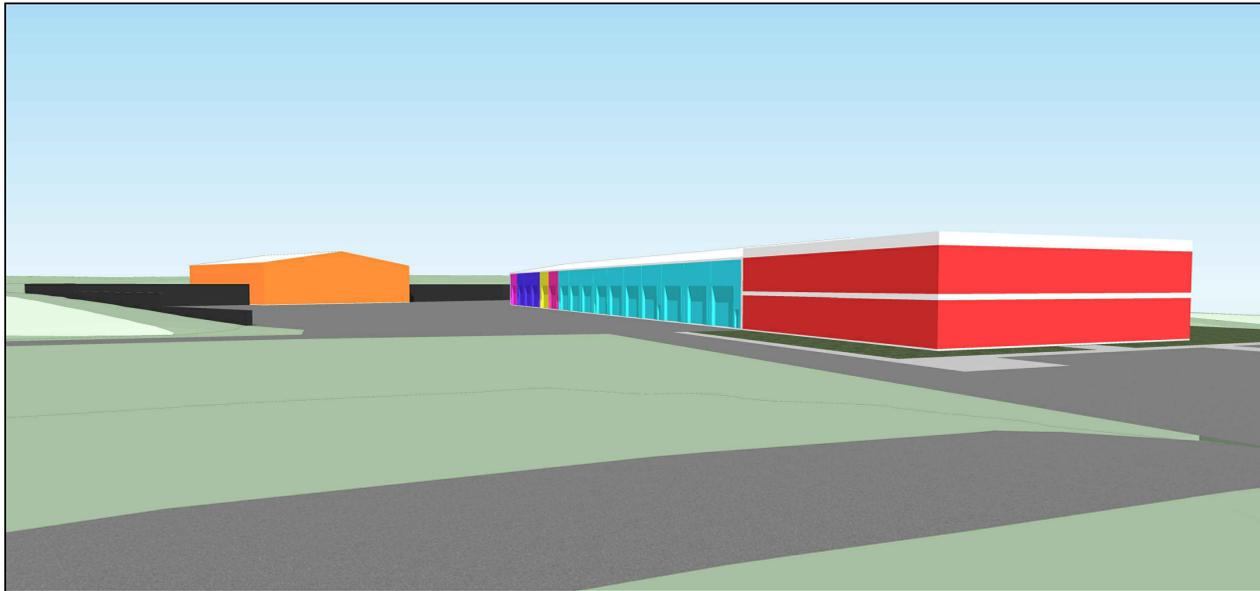
Drawn By: TR	Job Captain: MH	Project No.:
Scale: AS NOTED	2444	
Plot Date: 2024-12-04	Current Issue: B	Current Revision: -
Sheet No.:	SK3-1c	



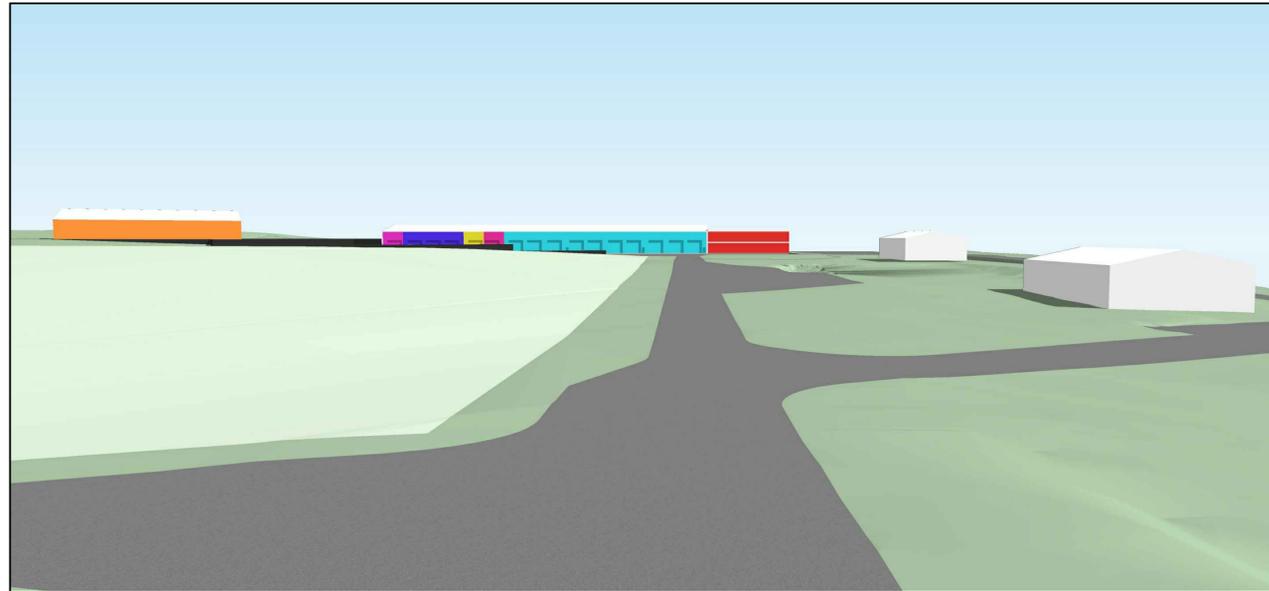
6 MASSING CONCEPT - SITE SECTION
SCALE: N.T.S.



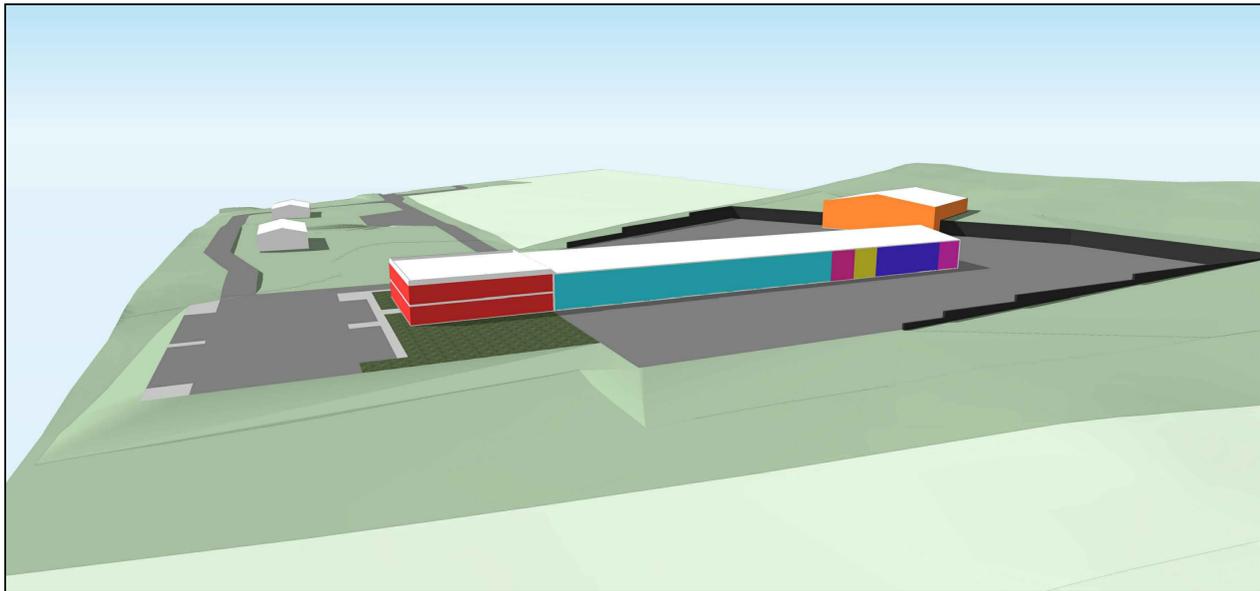
3 MASSING CONCEPT - AERIAL VIEW - FACING NORTH-EAST
SCALE: N.T.S.



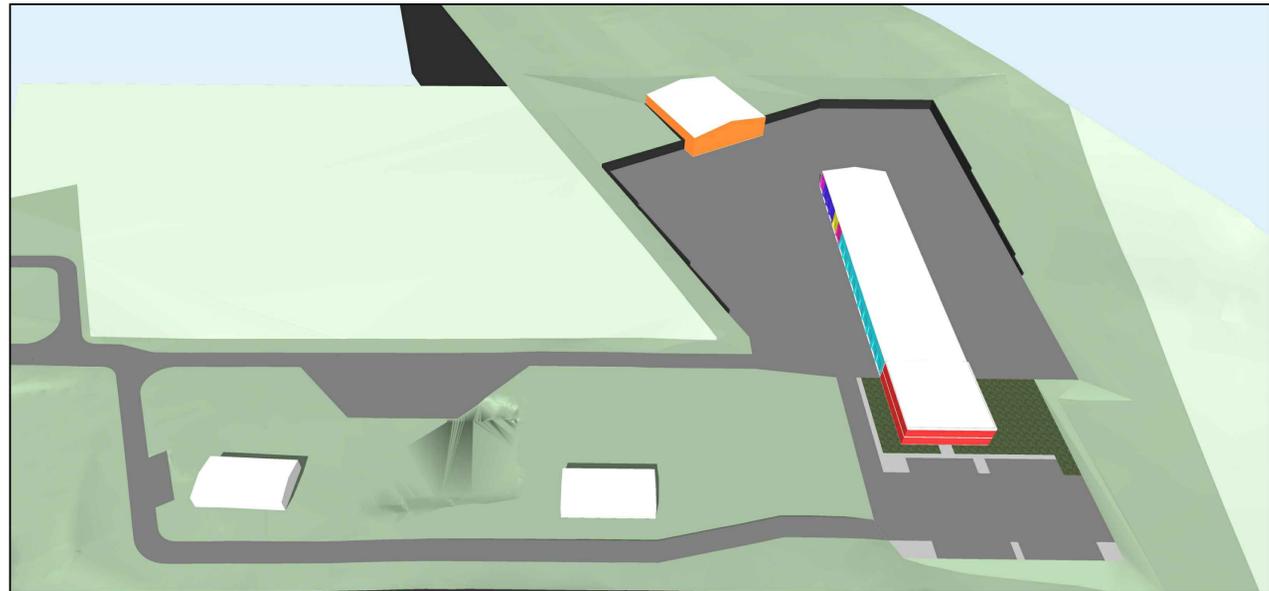
5 MASSING CONCEPT - STREETVIEW - ADMIN. & FLEET BUILDING
SCALE: N.T.S.



2 MASSING CONCEPT - VIEW FROM NORTH DRIVEWAY
SCALE: N.T.S.



4 MASSING CONCEPT - AERIAL VIEW - FACING NORTH-WEST
SCALE: N.T.S.



1 MASSING CONCEPT - AERIAL VIEW - SITE
SCALE: N.T.S.

Set No.

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Township Road #16, Baden ON

Drawing:
PROPOSED MASTER PLAN
3D MASSING CONCEPT

Drawn By:	Jed Caplan	Project No.:	2444
TR	MH	AS NOTED	
Scale:	AS NOTED	Sheet No.:	A3.0
Plot Date:	2024-12-04	Current Issue:	
Current Issue:	A	Current Revision:	-