



# **60% Design Review Report**

## **Topaz Park Artificial Turf Field Replacement Project**



**July 15<sup>th</sup>, 2021**

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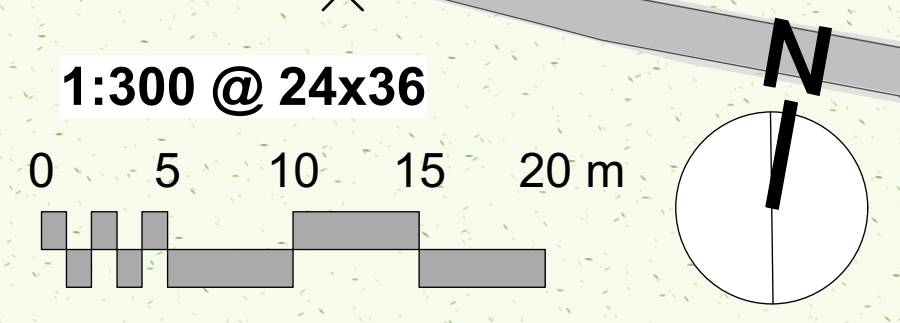
# **SECTION 1**

# **DESIGN LAYOUT**

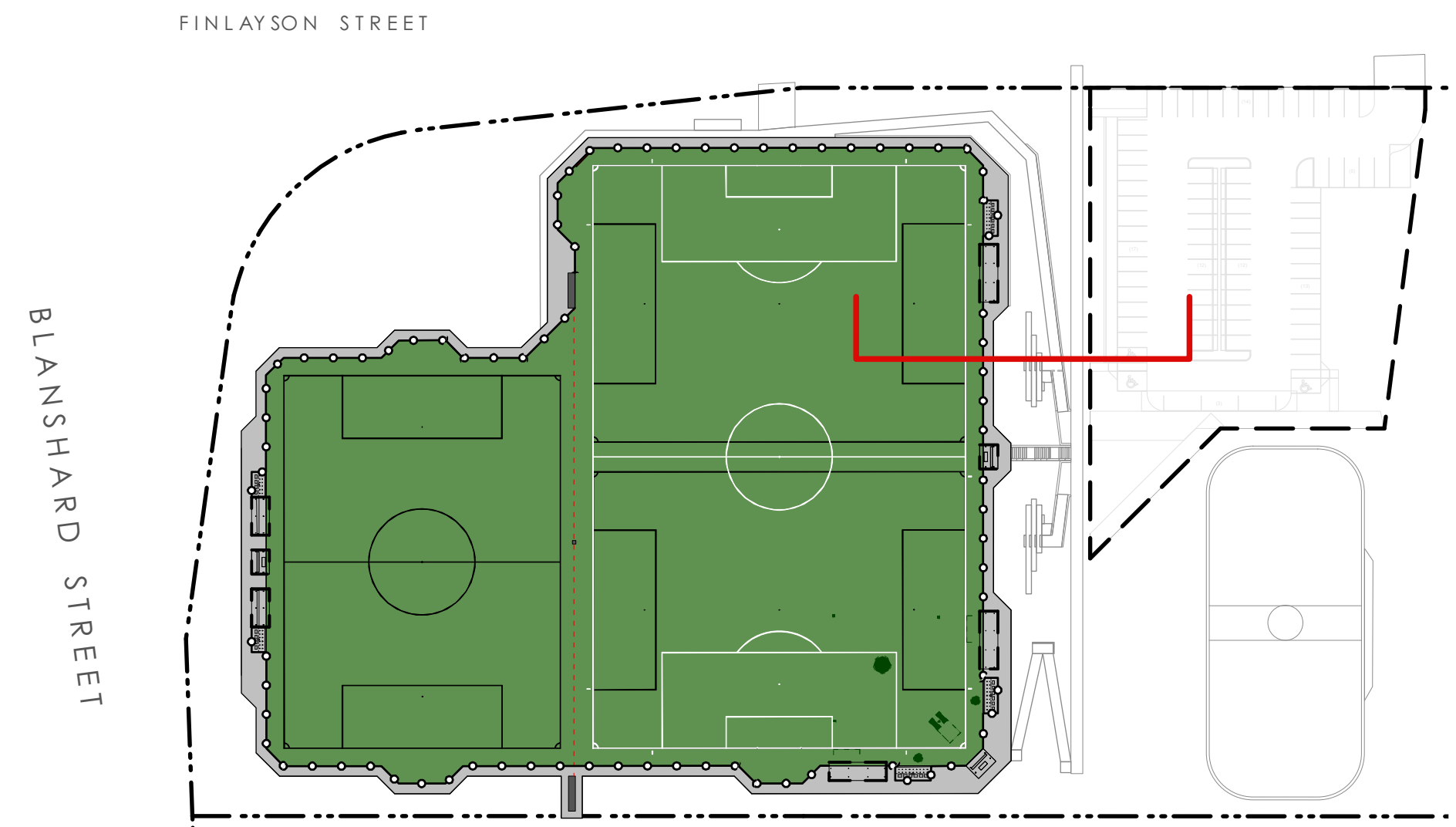
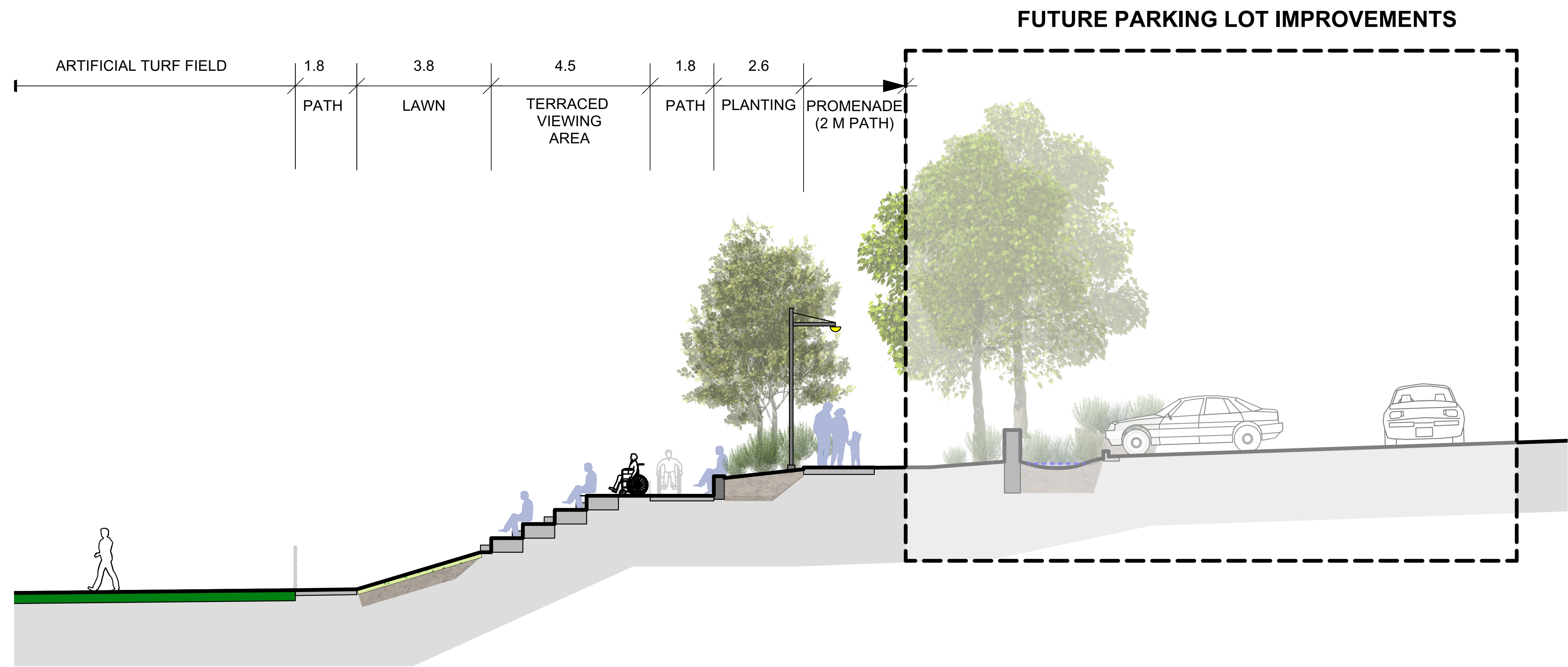
# LANDSCAPE DESIGN - SITE PLAN



- LEGEND**
- 1. MAINTENANCE ACCESS
  - 2. SHELTERED BIKE PARKING
  - 3. DIGITAL CLOCK
  - 4. BENCH SEATING
  - 5. THREE ROW BLEACHERS
  - 6. SHOE CLEANING STATION
  - 7. TEAM SHELTER
  - 8. GAME OFFICIAL SHELTER
  - 9. CONCRETE STEPPED SEATING .4M x .9M
  - 10. ACCESSIBLE SEATING AREA
  - 11. MAIN ACCESS STAIRS
  - 12. WATER FOUNTAIN/BOTTLE FILLING STATION
  - 13. PROMENADE (2M WIDE)
  - 14. PATH TO FIELD (MAX 5% SLOPE)
  - 15. EXISTING PATHWAY
  - 16. LAWN AREA (3:1 SLOPE MAX)
  - 17. DRAW CURTAIN STORAGE CABINET
  - 18. NET STORAGE AREA
  - 19. PLAYING FIELD LIGHTS
  - 20. PEDESTRIAN LIGHTING (6)
  - 21. FUTURE PARKING LOT IMPROVEMENTS WITH DROP-OFF SPACES, IMPROVED ACCESSIBLE SPACES, AND STORMWATER GARDENS



# SECTION THROUGH CONCRETE SEATING AREA



KEY PLAN

# **SECTION 2**

## **ACCESSIBILITY BRIEF**

## Topaz Park Artificial Turf Field Project Accessibility Brief

The following outlines the new and renovated areas of public access that are being designed for, at, and around the Topaz Park synthetic turf field. All design work meets BCBC Building Access Handbook, the recommendations from the Copley Consulting “Topaz Park Improvement Plan Baseline Accessibility Assessment Report”, and the CSA B651-18 “Accessible design for the built environment” document.

Key notes in regard to meeting the above guidelines are as follows.

### Pathways

- Site access walkway from parking lot graded at 2.5%
- Main site promenade through site graded at 1.5% to 2% to 2.5%
- Field access pathway graded at 5%
  - Level area at halfway point
- All walkways are 1800mm wide or greater

### Spectating Areas

- BCBC compliant number of accessible viewing areas
- Accessible seating in prime viewing positions
  - Accessible viewing areas have adjacent companion seating positions

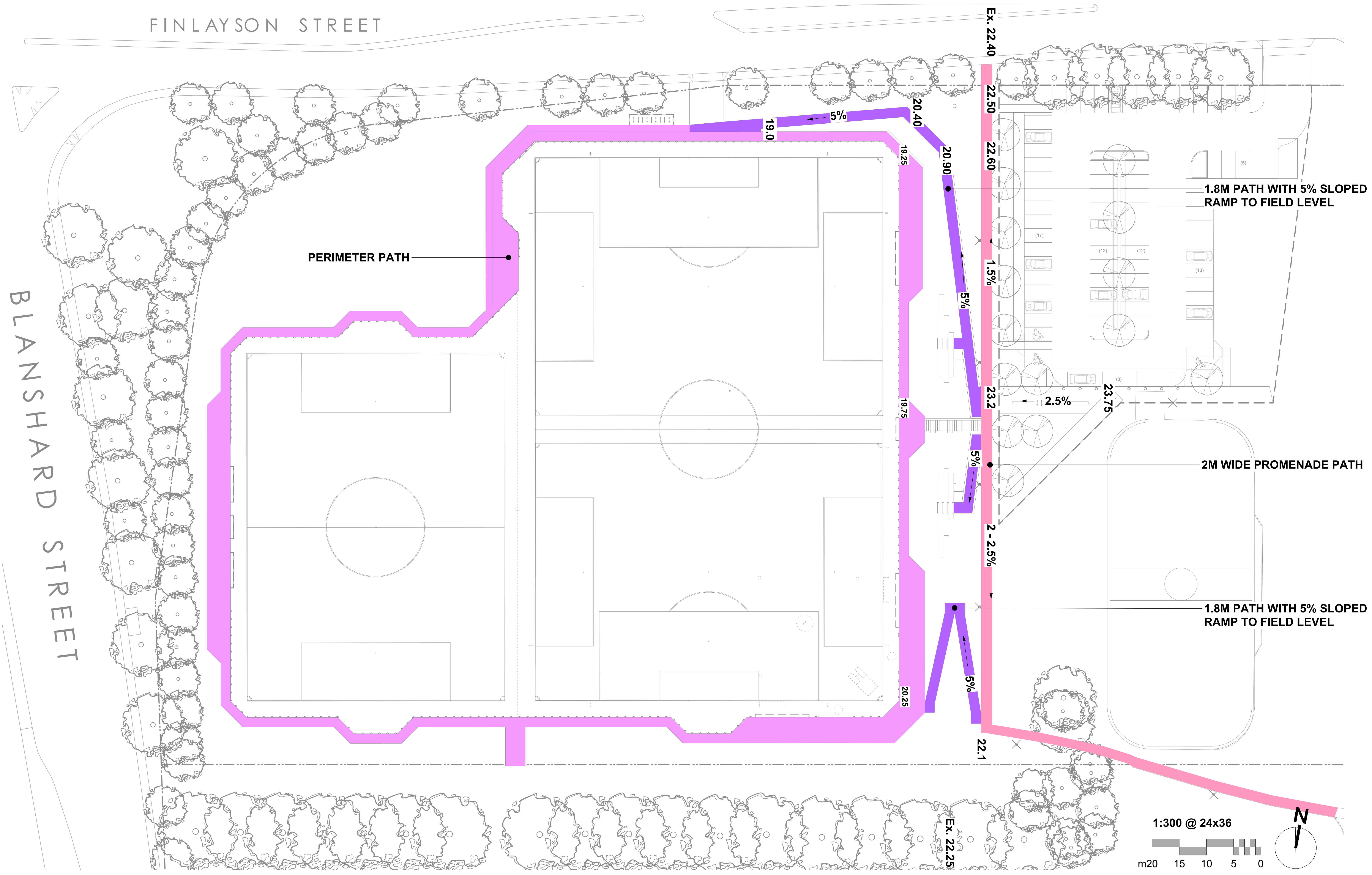
### Playing Fields

- Field is linked to parking lot via an accessible pathway
- Entire perimeter of field has a minimum 1600mm wide concrete pathway
- Players and officials covered benches are accessible
- Field side water fountain/bottle filling station is accessible

### Parking Lot (design only - not currently in the project’s scope of work)

- To City of Victoria standards
  - 76 parking spaces total (3 accessible; 73 standard)
  - Accessible stalls located adjacent to site access walkway
  - Accessible van drop-off area adjacent to site access walkway
  - All slopes, surfaces, and markings as per the standards

# LANDSCAPE DESIGN - ACCESSIBILITY



FINLAYSON STREET

BLANSHARD STREET

PERIMETER PATH

1.8M PATH WITH 5% SLOPED RAMP TO FIELD LEVEL

2M WIDE PROMENADE PATH

1.8M PATH WITH 5% SLOPED RAMP TO FIELD LEVEL

