GRASS CREEK PARK WASHROOM AND FACILITY UPDATE: EXISTING CONDITIONS

EXISTING WASHROOM BUILDING

VIEW OF EXISTING WASHROOM BUILDING FROM EXISTING PLAYGROUND TO THE SOUTH.

VIEW OF EXISTING WASHROOM BUILDING NORTH FACADE FROM ENTRANCE DRIVEWAY.

GRASS CREEK PARK MASTER PLAN

CURRENT PARK MASTER PLAN (NOT TO SCALE) AS PREPARED BY BASTERFIELD & ASSOCIATES IN 2013. AREA OF STUDY FOR THE GRASS CREEK WASHROOM BUILDING PROJECT IS INDICATED IN RED DASHED BOX.

EXISTING CONDITIONS AERIAL VIEW

EXISTING CONDITIONS AERIAL PHOTO (NOT TO SCALE) OF GRASS CREEK PARK WASHROOM BUILDING STUDY AREA.
GRASS CREEK PARK WASHROOM AND FACILITY UPDATE: CONCEPT A FLOOR PLAN AND ELEVATIONS

PRELIMINARY ARCHITECTURE:

PRELIMINARY CONCEPT A RE-USES THE EXISTING POST AND BEAM STRUCTURE THAT ONCE SHELTERED THE PHOEBE ANTIQUE STEAM LAUNCH EXHIBIT. THE BUILDING IS PROPOSED TO CONTAIN:

• AN OPEN BREEZEWAY WHICH SEPARATES THE WASHROOMS;
• TWO GENERAL WASHROOMS, EACH WITH THREE STANDARD STALLS AND ONE ACCESSIBLE STALL;
• ONE UNIVERSAL WASHROOM;
• SIX CHANGE ROOMS;
• A STORAGE/UTILITY/MECHANICAL ROOM.
The landscape concepts will meet the City of Kingston’s Facility Accessibility Design Standards (FADS); tree plantings are proposed to enhance the entrance of the building; bollards mark the transition from vehicular to pedestrian zones and prevent vehicles from parking too close to the building; in Landscape Plan 1, the main access faces the busiest area, the driveway and the parking lot, while the secondary accesses face the water; in Landscape Plan 2, the main access faces the water, while the secondary accesses face the driveway/parking lot and the event space to the north; a p-gate is proposed to control vehicular access.
PRELIMINARY CONCEPT B ARCHITECTURE:

PRELIMINARY CONCEPT B RE-USES THE EXISTING POST AND BEAM STRUCTURE THAT ONCE SHELTERED THE PHOEBE ANTIQUE STEAM LAUNCH EXHIBIT. THE BUILDING IS PROPOSED TO CONTAIN:

- Two general washrooms, each with two standard stalls and one accessible stall;
- One universal washroom;
- Five changerooms; and
- Two storage/utility/mechanical rooms.

A covered gathering space overlooks the water, and the main access faces the parking lot, the picnic shelter, and beach area.
GRASS CREEK PARK WASHROOM AND FACILITY UPDATE: CONCEPT B

PRELIMINARY ARCHITECTURAL RENDERINGS_CONCEPT B

CONCEPTUAL LANDSCAPE PLAN_CONCEPT B

SEPTIC PLAN:
The preliminary septic plan proposes:
• 2 underground holding tanks near the building;
• Force mains to the septic field;
• Septic field and mantle are proposed to measure 22m x 38m (approximately 836 sm) based on preliminary level of service.

SITE ELEMENTS:
• The landscape concepts will meet the City of Kingston’s facility accessibility design standards (FADS);
• Tree plantings are proposed to enhance the entrance of the building;
• Bollards mark the transition from vehicular to pedestrian zones and prevent vehicles from parking too close to the building;
• A P-Gate is proposed to control vehicular access.