

OTTAWA - CARLETON DISTRICT SCHOOL BOARD

APPROVED REFUSED

DATE _____

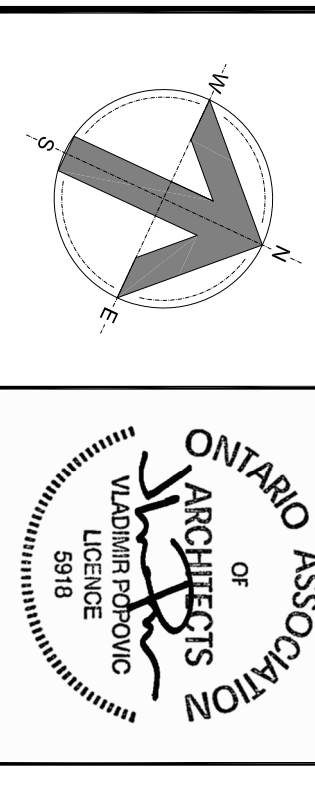
Review: Stourban Services
Manager Development

no.	revision	date
01	ISSUED FOR SITE PLAN	25NOV19

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FERNBANK ELEMENTARY SCHOOL
OTTAWA-CARLETON DISTRICT SCHOOL BOARD

COPE DRIVE
OTTAWA, ONTARIO
K2S 1B8



SITE PLAN

drawing title	scale	drawn by	checked by	drawing number	revision
SITE PLAN	AS NOTED	VP	VP	A001	
project number	date	checked by	checked by	drawing number	revision
19-467	01AUG19	VP	VP	A001	

FERNBANK PUBLIC SCHOOL

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	DEFINITION	REQUIRED	PROVIDED
114 MINOR INSTITUTIONAL ZONE	SCHOOL, DAY CARE	REQUIRED	PROVIDED
MIN LOT WIDTH	15.0 m	136.56 m (14.7 Acres)	
MIN LOT AREA	400 m ²	28,365 m ² (7.7 Acres)	
MIN FRONT YARD SETBACK	7.5 m	7.5 m	
MIN REAR YARD SETBACK	7.5 m	66 m	
MIN INTERIOR SIDE YARD SETBACK	7.5 m	n/a	
MIN CORNER SIDE YARD SETBACK	4.5 m	5 m	
MAX BUILDING HEIGHT	15.0 m	8.5 m	
MAX FLOOR SPACE INDEX	1.0	0.15	
MIN WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	> 3 m	
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 1-99 SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 1.5 m	ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 1.5 m	
PARKING APPROACH PROVISIONS:	PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH: STANDARD PARKING SPACE	15.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM (MUL) FOR A PARKING LOT CONTAINING 20-99 SPACES	XX'X" m
ACCESSIBLE PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH	
PARKING REQUIREMENTS	ELDERLY/ACCESSIBLE - 14 PARKING SPACES/CLASSROOMS AS FOLLOWS: 22 CLASSROOMS x 1.5 = 33 SPACES 8 KINDERGARTEN x 1.5 = 12 SPACES 12 FUTURE PORTABLES = 18 SPACES DAYCARE 2100 sqm = 9 SPACES TOTAL REQD = 71 PARKING SPACES	114 PARKING SPACES	
LOADING SPACES	1 per 2,000 m ² of G.F.A.	4441 m ² G.F.A. = 1 SPACE	
BI-CYCLE PARKING BAY	1 per 100m ² of G.F.A.	56 BI-CYCLE SPACES	
MAX NUMBER OF PRIVATE APPROACHES ALLOWED	AS PER OTTAWA USE OF PRIVATE BY-LAW 2003-530, PART 'C', ITEM 122 (1) FOR A PARKING AREA WITH A CAPACITY OF 20-99 SPACES, THERE SHALL BE ONE (1) PRIVATE APPROACH AND TWO (2) ONE-WAY APPROACHES ARE PERMITTED.	1 - TWO-WAY APPROACH AND 1 - ONE-WAY APPROACH LAY-OUT	
MIN DISTANCE BETWEEN THE APPROACHES	AS PER OTTAWA USE OF PRIVATE BY-LAW 2003-530, PART 'C', ITEM 122 (2) (b), REQUIRED 19m CLEARANCE BETWEEN A PRIVATE APPROACH AND THE INTERSECTION REQUIRED 15m CLEARANCE WHEN PRIVATE APPROACHES.		

PROJECT INFORMATION:

BUILDING CLASSIFICATION: AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY: DIVISION 2, SPRINKLERED TWO STOREY (G-2,2-2)

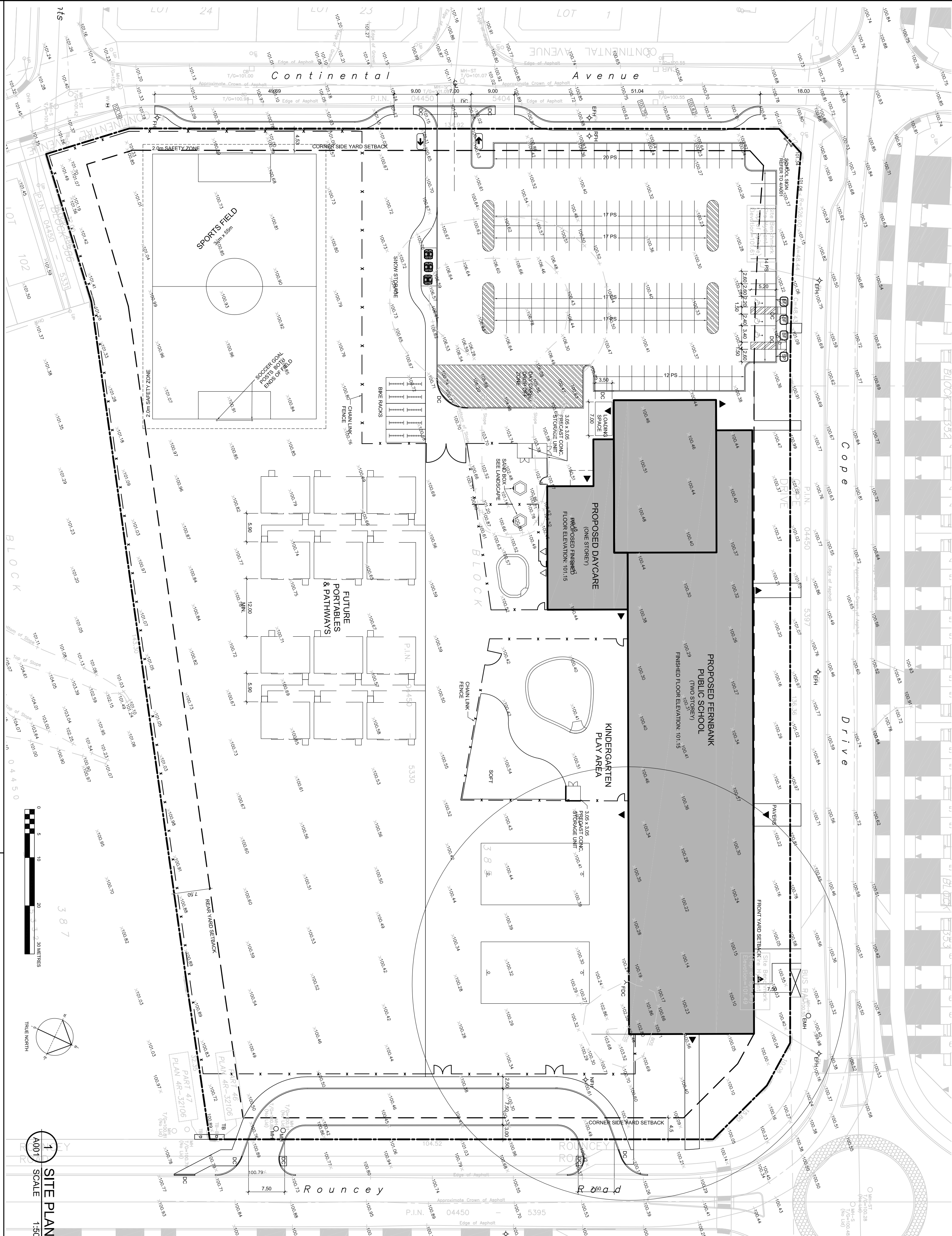
BUILDING STATISTICS:
SCHOOL AREA (FOOTPRINT): 3529 sq.m.
DAY CARE AREA (FOOTPRINT): 389 sq.m.
DAY CARE ZONING G.F.A.: 287 sq.m.
SCHOOL NUMBER OF STOREYS: 2
DAY CARE NUMBER OF STOREYS: 1

BUILDING SPRINKLERED: YES
CONSTRUCTION TYPES: NON-COMB. 1 HOUR
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM PLAN 44-1627, CITY OF OTTAWA (G-2,2-2) PREPARED BY FARLE Y. SMITH & DENNIS SURVEYING LTD. SEPTEMBER 3, 2019

SPECIFIC CONSTRUCTION NOTES:

- CHAIN LINK GAS METER ENCLOSURE - PERPENDICULAR AND AT RIGHT ANGLES TO BUILDING
- 915 DEEP x 43600 LONG x 2195 HIGH
- TOP CHAIN LINK FENCE INSTALLED ACROSS THE TOP
- BLACK FINISHING GAUGE, VINYL COATED, BLACK
- LOCKING DOUBLE GATES @ 1220 WIDE EACH
- LOCKING DEVICE ENBRIDGE TO SUPPLY MASTER LOCK UPON COMPLETION
- FENCE POSTS - 100mm SCHEDULE 80, IN CONCRETE
- PROVIDE PERIMETER FOUNDATION
- DRAINAGE: 100 TO 150mm Ø GEOTEXTILE-ENRAPPED PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. SEE CIVIL.



1 SITE PLAN
SCALE 1:500

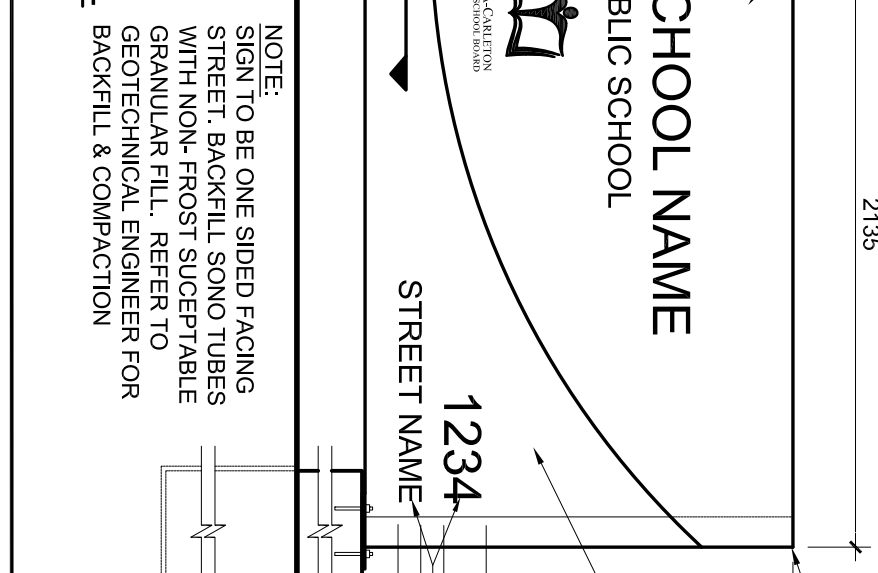
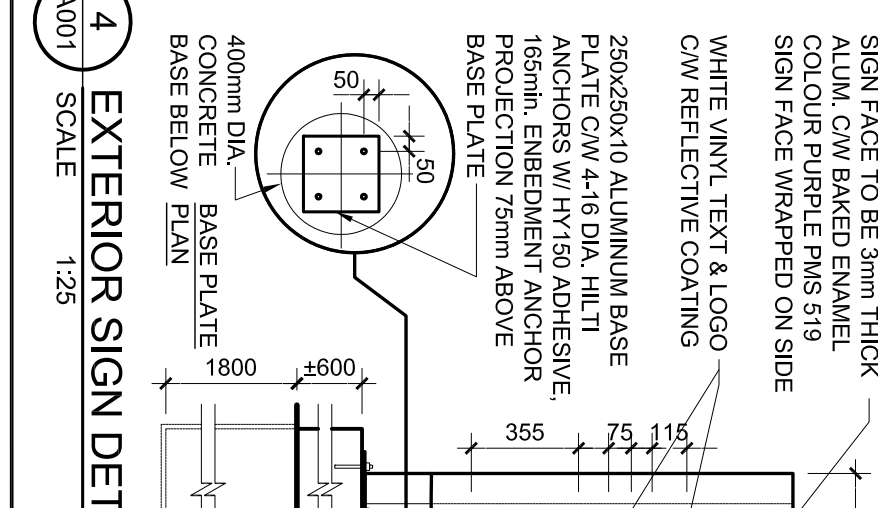
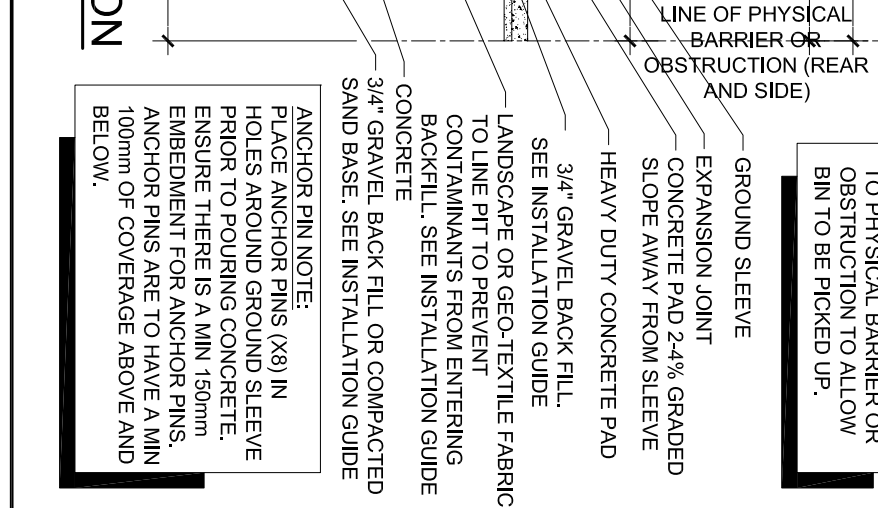
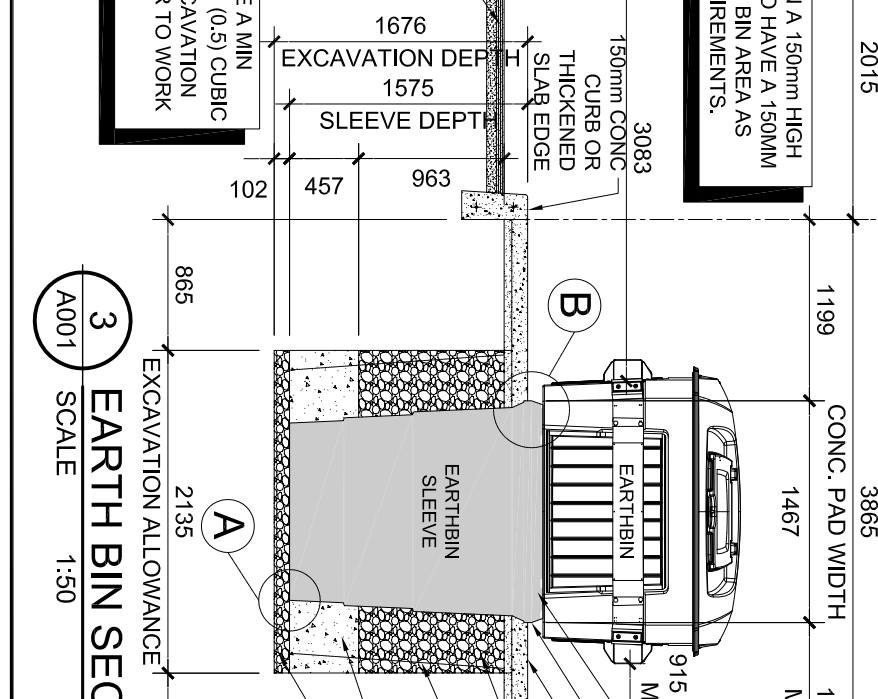
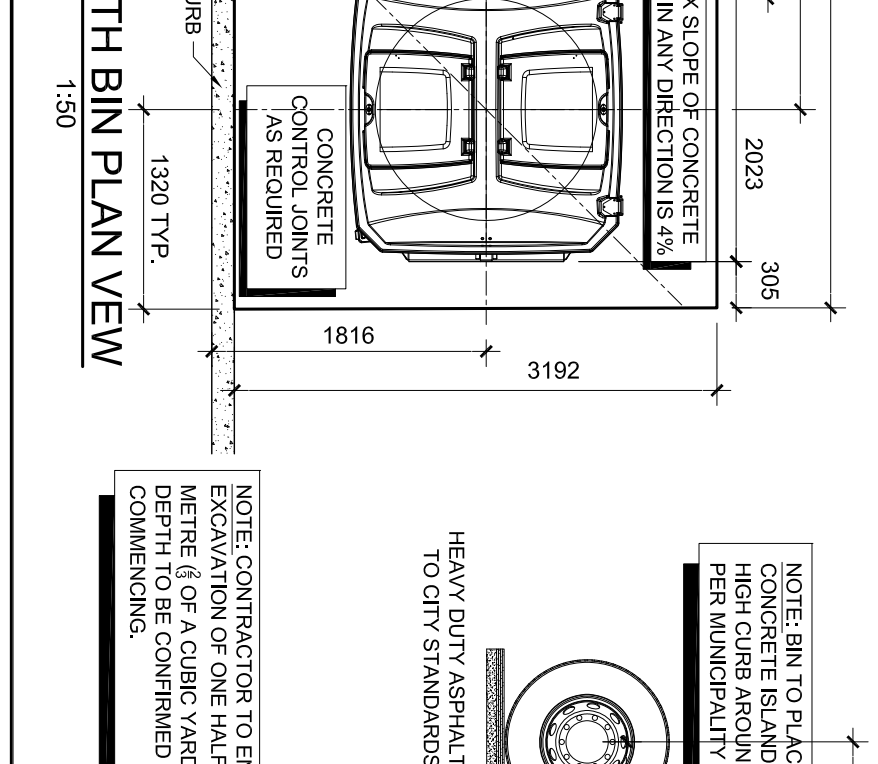
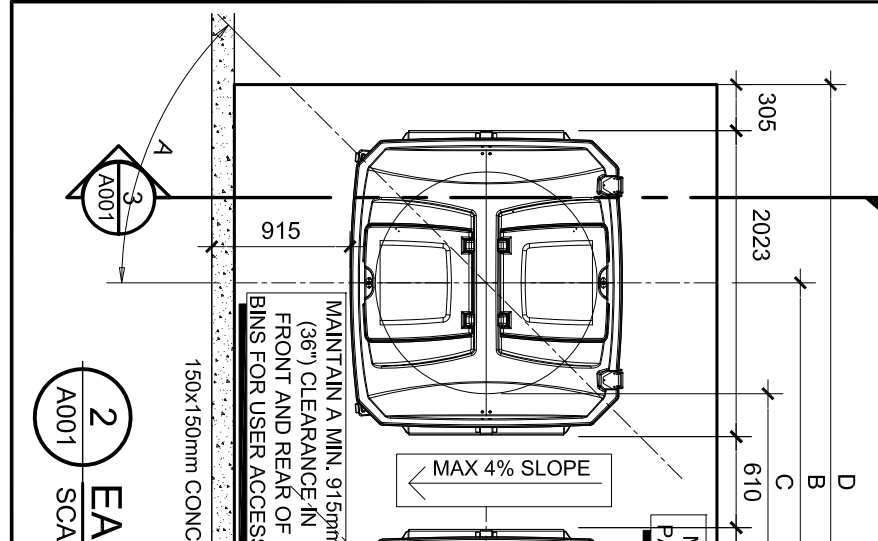
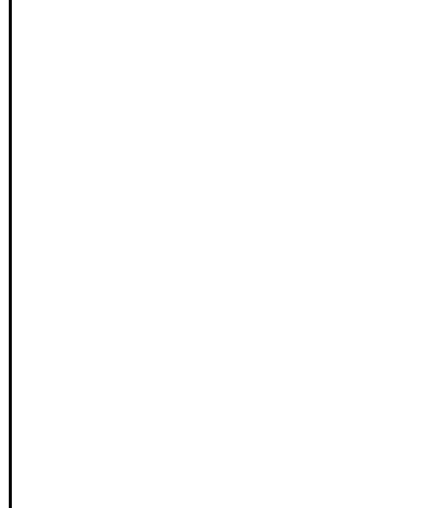
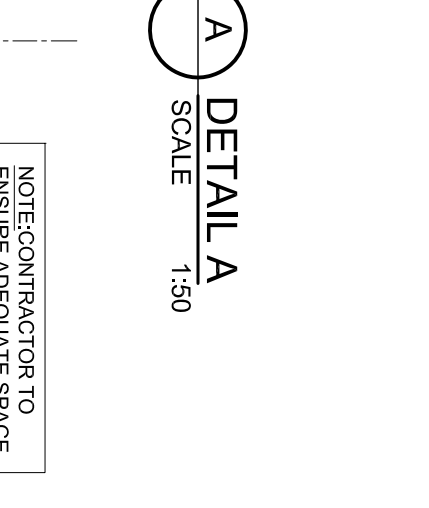
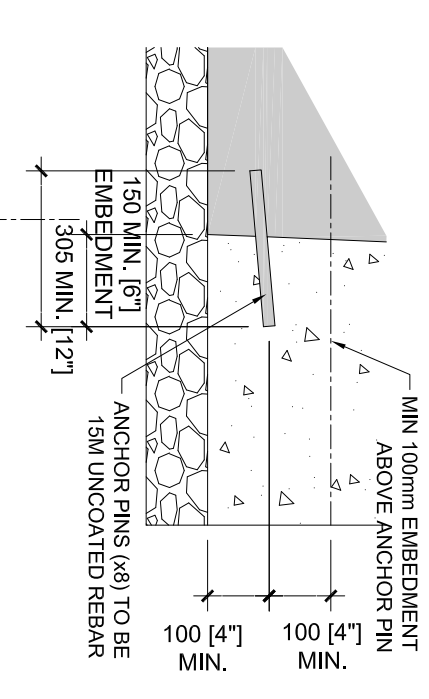
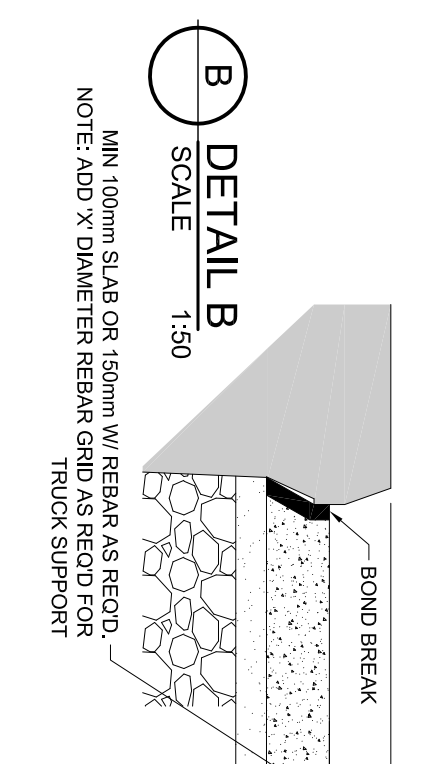
2 EARTH BIN PLAN VIEW
SCALE 1:50

3 EARTH BIN SECTION
SCALE 1:50

4 EXTERIOR SIGN DETAIL
SCALE 1:25

MINIMUM DIMENSIONS BETWEEN BINS

A	B	C	D
0"	2840 (104")	1170 (46")	5485 (216")
15"	2745 (108")	1270 (50")	5790 (228")
30"	3050 (120")	1575 (62")	6170 (243")
45"	3360 (132")	1880 (74")	6425 (253")



SIGNAGE LEGEND:

- NO TRASPASSING
- FIRE ROUTE
- BP PARKING
- ONE WAY
- EXISTING FIRE HYDRANT
- FLAG POLE
- EXISTING LIGHT STANDARD
- RELOCATED EXISTING LIGHT STANDARD
- EXISTING CATCH BASIN
- CATCH BASIN - SEE CIVIL
- CATCH BASIN/HOLE - SEE CIVIL
- SANITARY MANHOLE - SEE CIVIL
- STORM MANHOLE - SEE CIVIL
- DITCH INLET - SEE CIVIL
- BUILDING ENTRANCE EXT
- NEW DEPRESSED CURB - SEE LANDSCAPE
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND BEFORE WORK COMMENCEMENT.

DO NOT SCALE DRAWINGS