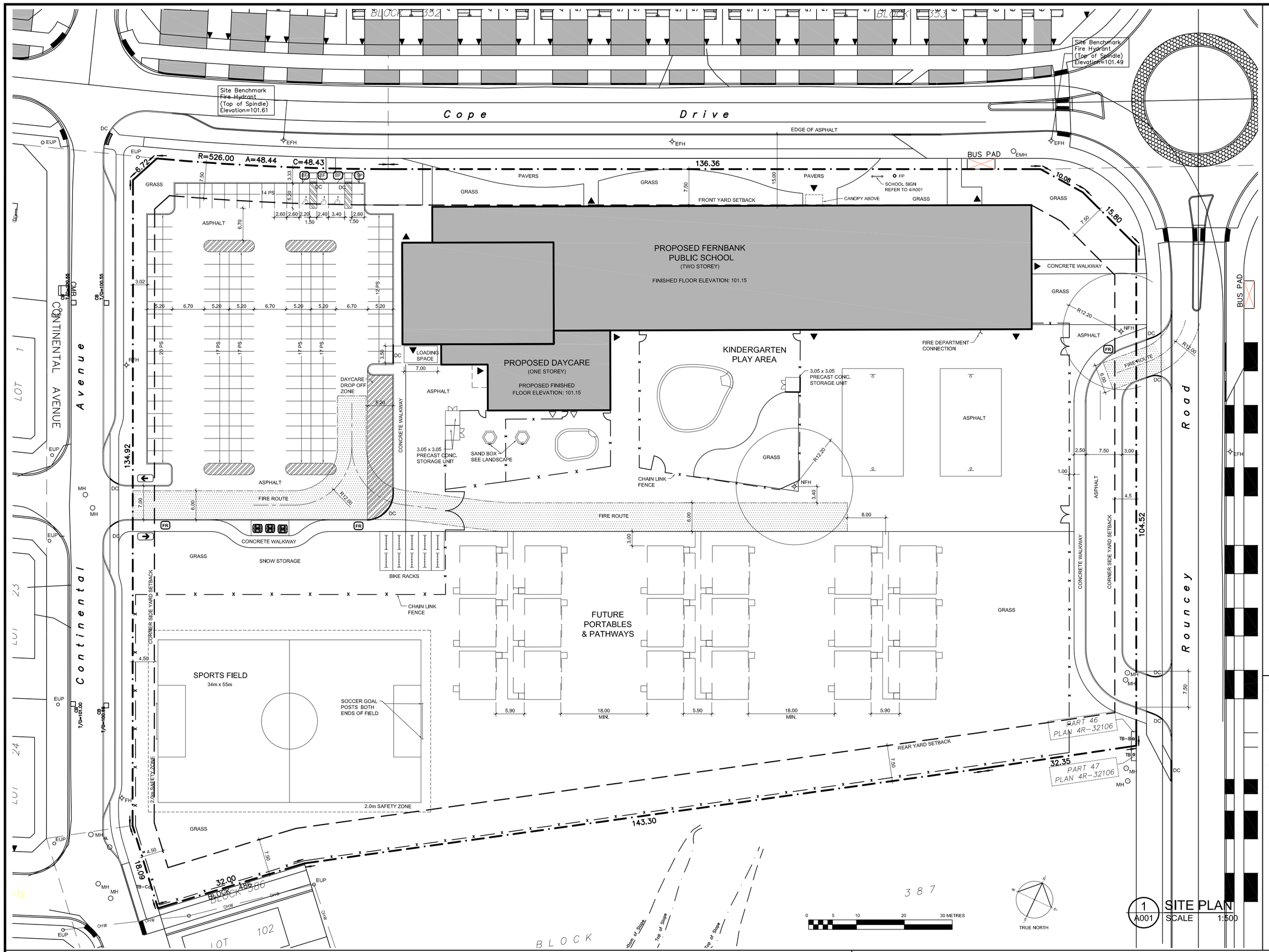


1 SITE PLAN
A001 SCALE 1:500

FERNBANK PUBLIC SCHOOL
ZONING INFORMATION

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

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	I1A MINOR INSTITUTIONAL ZONE	SCHOOL, DAY CARE
MIN. LOT WIDTH	15.0 m	136.36 m
MIN. LOT AREA	400 m²	28,365 m² (± 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 11-99 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
PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH	15.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM (l)(ii). FOR A PARKING LOT CONTAINING 20-99 SPACES	XX.X m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS	ELEMENTARY SCHOOL: 1.5 PARKING SPACES/CLASSROOM AS FOLLOWS: 20 CLASSROOMS x 1.5 = 30 SPACES 7 KINDERGARTEN x 1.5 = 11 SPACES 18 FUTURE PORTABLES = 27 SPACES DAYCARE 2/100 sqm = 4 SPACES TOTAL REQ'D = 72 PARKING SPACES	114 PARKING SPACES
BARRIER FREE ACCESSIBLE	AS PER OTTAWA TRAFFIC & PARKING BY-LAW 2003-530, PART "C", ITEM 122 (1). FOR A PARKING AREA WITH A CAPACITY OF 20-99 SPACES, 1 BARRIER FREE ACCESSIBLE SPACE IS REQ'D	3 ACCESSIBLE PARKING SPACES
LOADING SPACES	1 per 2,000 m² - 4,999 m² of G.F.A.	4,441 m² G.F.A. = 1 SPACE
BICYCLE PARKING RATE	1 per 100m² of G.F.A. 4,441 m²/ 100m² = 45 BICYCLE SPACES	56 BICYCLE SPACES
MAX. NUMBER OF PRIVATE APPROACH ALLOWED:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (a)(iv), ONE TWO-WAY APPROACH AND TWO ONE-WAY APPROACH OR TWO TWO-WAY APPROACHES ARE PERMITTED.	1 - TWO-WAY APPROACH 1 - ONE-WAY APPROACH BUS LAY-BY LANE
MIN DISTANCE BETWEEN THE PRIVATE APPROACH & ROADWAY AND OTHER PRIVATE APPROACHES:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (l)(ii). REQUIRED 18m CLEARANCE BETWEEN A PRIVATE APPROACH AND THE INTERSECTION. REQUIRED 15m CLEARANCE BETWEEN PRIVATE APPROACHES.	

PROJECT INFORMATION:

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

OCCUPANCY:
GROUP A, DIVISION 2, SPRINKLERED, TWO STOREY (3.2.2.24)

BUILDING STATISTICS:

SCHOOL AREA (FOOTPRINT):	3529 sq.m.
DAY CARE AREA (FOOTPRINT):	363 sq.m.
SCHOOL ZONING GFA:	4174 sq.m.
DAY CARE ZONING GFA:	267 sq.m.
SCHOOL NUMBER OF STOREYS:	2
DAY CARE NUMBER OF STOREYS:	1
BUILDING SPRINKLERED:	YES
# OF STREET ACCESS ROUTES:	1
CONSTRUCTION TYPE:	NON-COMB.
FLOOR ASSEMBLY & F.R.R.:	1 HOUR

TOPOGRAPHICAL PLAN INFORMATION:

SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF BLOCK 385, REGISTERED PLAN 4M-1637, CITY OF OTTAWA

PREPARED BY FARLE Y, SMITH & DENIS SURVEYING LTD, SEPTEMBER 3, 2019

SPECIFIC CONSTRUCTION NOTES:

1 CHAIN LINK GAS METER ENCLOSURE:
- PERPENDICULAR AND AT RIGHT ANGLES TO BUILDING
- 915 DEEP x ±3660 LONG x 2135 HIGH
- TOP: CHAIN LINK FENCE INSTALLED ACROSS THE TOP
- FENCE FABRIC; 6 GAUGE, VINYL COATED, BLACK
- LOCKING DOUBLE GATES @ 1220 WIDE EACH
- LOCKING DEVICE; ENBRIDGE TO SUPPLY MASTER X2268 LOCK UPON COMPLETION
- FENCE POSTS - 100mm, SCHEDULE 80, IN CONCRETE

2 PROVIDE PERIMETER FOUNDATION DRAINAGE;
100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC 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.

OTTAWA - CARLETON DISTRICT SCHOOL BOARD

APPROVED ☐ REFUSED ☐

DATE _____

_____, Manager Development Review, Suburban Services

no.	revision	date
02	RESPONSE TO CITY COMMENTS	20 FEB 20
01	ISSUED FOR SITE PLAN	25 NOV 19

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

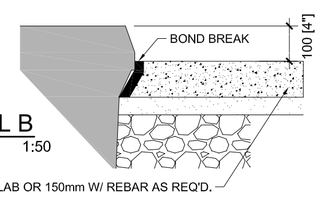
FERNBANK ELEMENTARY SCHOOL
OTTAWA-CARLETON DISTRICT SCHOOL BOARD

COPE DRIVE
OTTAWA, ONTARIO
K2S 1B6

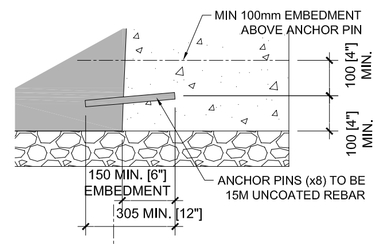
seal: ONTARIO ASSOCIATION OF ARCHITECTS — VLADIMIR POPOVIC LICENCE 5918

MINIMUM DIMENSIONS BETWEEN BINS

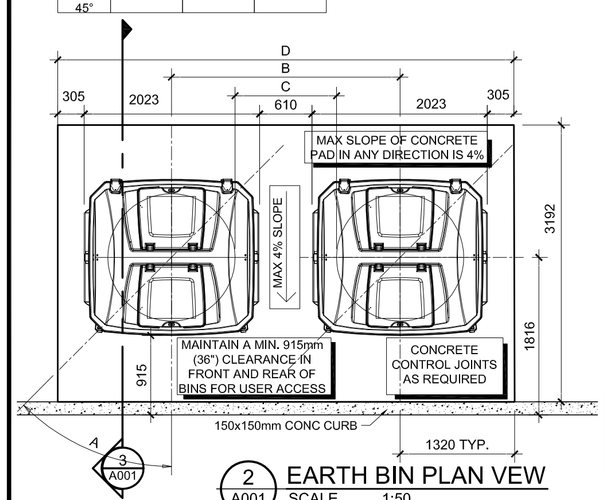
A	B	C	D
0°	2640 [104"]	1170 [46"]	5485 [216"]
15°	2745 [108"]	1270 [50"]	5790 [228"]
30°	3050 [120"]	1575 [62"]	6170 [243"]
45°	3860 [152"]	2390 [94"]	6425 [253"]



B DETAIL B
SCALE 1:50



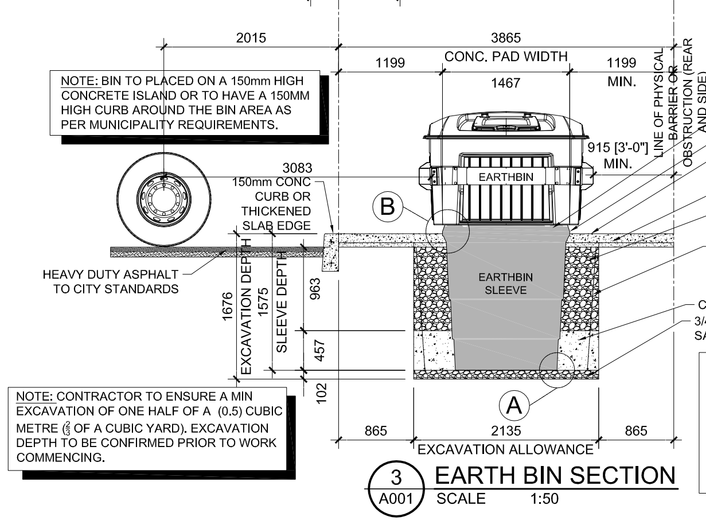
A DETAIL A
SCALE 1:50



2 EARTH BIN PLAN VEW
A001 SCALE 1:50

NOTE: BIN TO PLACED ON A 150mm HIGH CONCRETE ISLAND OR TO HAVE A 150MM HIGH CURB AROUND THE BIN AREA AS PER MUNICIPALITY REQUIREMENTS.

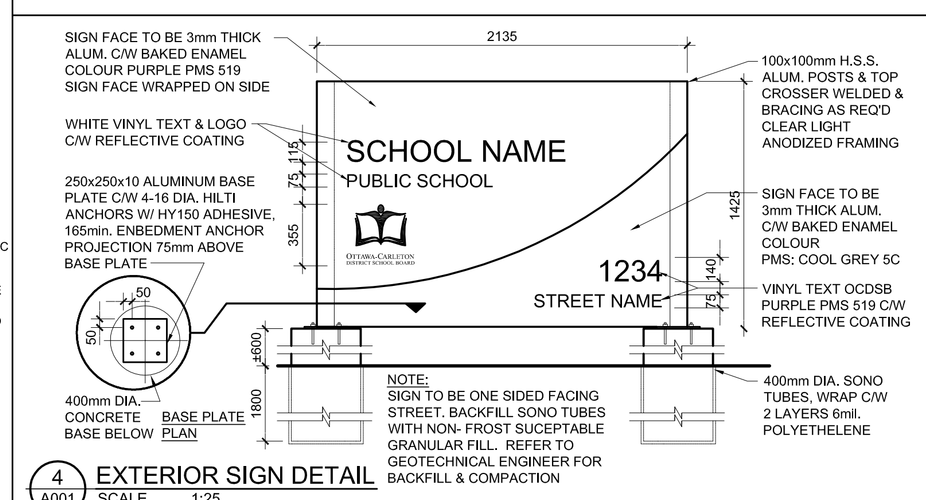
NOTE: CONTRACTOR TO ENSURE A MIN EXCAVATION OF ONE HALF OF A (0.5) CUBIC METRE (½ OF A CUBIC YARD), EXCAVATION DEPTH TO BE CONFIRMED PRIOR TO WORK COMMENCING.



NOTE;CONTRACTOR TO ENSURE ADEQUATE SPACE TO PHYSICAL BARRIER OR OBSTRUCTION TO ALLOW BIN TO BE PICKED UP.

ANCHOR PIN NOTE:
PLACE ANCHOR PINS (X8) IN HOLES AROUND GROUND SLEEVE PRIOR TO POURING CONCRETE. ENSURE THERE IS A MIN 150mm EMBEDMENT FOR ANCHOR PINS. ANCHOR PINS ARE TO HAVE A MIN 100mm OF COVERAGE ABOVE AND BELOW.

3 EARTH BIN SECTION
A001 SCALE 1:50



NOTE:
SIGN TO BE ONE SIDED FACING STREET. BACKFILL SONO TUBES WITH NON- FROST SUCEPTABLE GRANULAR FILL. REFER TO GEOTECHNICAL ENGINEER FOR BACKFILL & COMPACTION

4 EXTERIOR SIGN DETAIL
A001 SCALE 1:25

SIGNAGE LEGEND:

- NO TRESPASSING
- FR FIRE ROUTE
- BF BF PARKING
- ONE WAY
- D DROP OFF ONLY/NO PARKING
- VP VISITOR PARKING
- SP STAFF PARKING
- TP TEMPORARY PARKING

SYMBOL LEGEND:

- EXHYD EXISTING FIRE HYDRANT
- FP FLAG POLE
- EXLS EXISTING LIGHT STANDARD
- R-EXLS RELOCATED EXISTING LIGHT STANDARD
- LS LIGHT STANDARD - SEE ELECTRICAL
- EXCB EXISTING CATCH BASIN
- CB CATCH BASIN - SEE CIVIL
- CBMH CATCH BASIN/MANHOLE - SEE CIVIL
- SAMH SANITARY MANHOLE - SEE CIVIL
- STMH STORM MANHOLE - SEE CIVIL
- DI DITCH INLET - SEE CIVIL
- BUILDING ENTRANCE/EXIT
- DC NEW DEPRESSED CURB - SEE LANDSCAPE
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE

drawing title: SITE PLAN

scale	drawn by
AS NOTED	VP / PMM
date: 01 AUG 19	checked by: VP
project number: 19-467	drawing number: A001

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.

DO NOT SCALE DRAWINGS

revision

D07-12-19-0200

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