

R2013-A49_M_ARCHL_BDUG_VT_EN-V1

SITE PLAN SYMBOLS LEGEND

- ▼ = ENTRANCE
- ⊕ = EXIT
- ⊙ = MANHOLE, CATCH BASIN, ETC. REFER TO CIVIL
- ⊙ = L.S. LIGHT STANDARD. REFER TO ELECTRICAL AND STRUCTURAL
- = DENOTES SLOPED GRADE. REFER TO CIVIL
- = DENOTES FIRE TRUCK ACCESS ROUTE. REFER TO CIVIL DRAWINGS
- = PROPERTY LINE
- = SURVEY BAR
- = UTILITY POLE
- = FIRE HYDRANT
- = BASKETBALL NET
- = SIDEWALK/ CONCRETE SURFACE
- = PEDESTRIAN WALKWAY
- = SWALE. REFER TO CIVIL DRAWINGS
- = SETBACK LINE
- = FIRE ROUTE
- BH = BOREHOLE LOCATION
- = GRASS
- = FENCE LINE
- = LANDSCAPING
- = NEW MANHOLE FOR PORTABLE
- = DIAMOUNT TRANSFORMER BY HYDRO OTTAWA PROVIDE TRANSFORMER BASE TO HYDRO OTTAWA STANDARDS. PRECAST TRANSFORMER BASE AND BOLLARDS BY GENERAL CONTRACTOR. REFER TO HYDRO OTTAWA STANDARD DETAILS US0001, US0002 AND US0008.
- = NO PARKING - FIRE ROUTE SIGN
- = HEAVY DUTY ASPHALT
- = LIGHT DUTY ASPHALT

GENERAL SITE PLAN NOTES

1. OBC 3.2.5.5 (1) LOCATION OF ACCESS ROUTES
ACCESS ROUTES REQUIRED BY ARTICLE 3.2.5.4 SHALL BE LOCATED SO THAT THE PRINCIPLE ENTRANCE AND EVERY ACCESS OPENING REQUIRED BY ARTICLE 3.2.5.1 AND 3.2.5.2 ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING.
2. OBC 3.2.5.6 (1) ACCESS ROUTE DESIGN
A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL (a) HAVE A CLEAR WIDTH OF NOT LESS THAN 3M UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY. (b) HAVE A CENTERLINE RADIUS NOT LESS THAN 15M. (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 3M. (d) HAVE A CHANGE OF GRADE NOT MORE THAN 1% IN 12.5 OVER A MINIMUM DISTANCE OF 15M. (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
3. PROVIDE 75mm THK HI-40 UNDER ALL EXTERIOR CONCRETE SIDEWALK AT ALL ENTRANCES/EXITS. EXTEND RIGID INSULATION MIN 1200 PAST THE EDGE OF CONCRETE SIDEWALKS.
4. FOR CONCRETE SIDEWALK EXPANSION AND CONTRACTION JOINTS. REFER TO CIVIL DETAIL AND SPECIFICATIONS.
5. REFER TO LANDSCAPING PLAN AND CIVIL PLANS FOR LOCATION OF SOD. ALL REMAINING AREAS NOT SLATED FOR SOD TO RECEIVE TOPSOIL AND SEED.
6. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF FIRE ROUTE SIGNAGE.
7. REFER TO CIVIL DRAWINGS FOR TACTILE INDICATORS.
8. ALL CURBS ADJACENT TO PARKING AREAS AND CURBS FORMING PART OF SIDEWALKS ADJACENT TO PARKING AREAS TO BE PAINTED YELLOW.
9. ENSURE FINAL PLACEMENT OF FIRE DEPARTMENT CONNECTION IS NOT MORE THAN 45m FROM THE NEAREST FIRE HYDRANT AS PER OBC 3.2.5.16 (2).
10. LEGAL SURVEY BOUNDARIES TAKEN FROM REGISTERED PLAN 4M 1619, DATED MARCH 12, 2019, FROM THE OFFICE OF ANNIS, O'SULLIVAN, VOLLEBECK LTD.(O.S.), JOB NO. 14777-14.
11. TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY, BLOCKS 313 AND 314, REGISTERED PLAN 4M 1619, DATED MARCH 30, 2021, FROM THE OFFICE OF ANNIS, O'SULLIVAN, VOLLEBECK LTD.(O.S.), JOB NO. 21401-21.

TYPE OF BUILDING OR USE		SITE AND PARKING INFORMATION		PARKING CALCULATION	
SCHOOL (GROUP A-2 OCCUPANCY)				20 CLASSROOMS X 1.5 = 30 2 PER 100m² OF DAYCARE GROSS FLOOR AREA (800m²) = 7 TOTAL PARKING REQUIRED = 55 TOTAL PARKING PROVIDED = 58 BARRIER-FREE PARKING SPACES REQUIRED = 3 BARRIER-FREE PARKING SPACES PROVIDED = 3 TOTAL SITE PARKING PROVIDED = 60	
ZONING	REQUIREMENT (11B)	PROPOSED	BUILDING AREA		
ZONING = I18 - MINOR INSTITUTIONAL ZONE, SUBZONE B1/R1Z RESIDENTIAL FIRST DENSITY, SUBZONE Z			THE GFA FOR THE SCHOOL IS AS FOLLOWS: FIRST FLOOR = 3,329 m² (EXCLUDING DAYCARE) DAYCARE = 360 m² TOTAL BUILDING FOOTPRINT = 3,689 m² + SECOND FLOOR = 1,092 m² TOTAL AREA = 4,781 m²		
MINIMUM LOT AREA. SEC. 170, TABLE 170B (b)	1000m²	28,889m²	SITE AREA		
MINIMUM LOT FRONTAGE. SEC. 170, TABLE 170B (a)	30.0m	± 104.61m	SITE AREA = 28,889 m²		
MINIMUM FRONT YARD. SEC. 170, TABLE 170B (c)	6.0m	6.15m	PARCEL IDENTIFICATION NUMBER		
MINIMUM REAR YARD. SEC. 170, TABLE 170B (d)	7.5m	± 55.54m	PIN: 04450-1434		
MINIMUM EXTERIOR SIDE YARD.	NO REQUIREMENT	-	FIRE TRUCK ACCESS ROUTE IS FROM COUNTY ROAD COPE DRIVE AND SHALL CONFORM TO OBC 3012.3.2.5.4, 3.2.5.5 AND 3.2.5.6		
MINIMUM INTERIOR SIDE YARD. SEC. 170, TABLE 170B (e)	7.5m	± 93.47m	SITE AREA = 28,889 m²		
MINIMUM CORNER SIDE YARD. SEC. 170, TABLE 170B (f)	7.5m	± 16.48m	PARCEL IDENTIFICATION NUMBER		
MINIMUM LANDSCAPED OPEN SPACE	NO REQUIREMENT	5.3% WITH PARKING LOT	PIN: 04450-1434		
MAXIMUM LOT COVERAGE	NO REQUIREMENT	12.8% LOT COVERAGE	PARCEL IDENTIFICATION NUMBER		
PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING	NO REQUIREMENT	77% SITE OCCUPIED	PIN: 04450-1434		
MAXIMUM BUILDING HEIGHT. SEC. 170, TABLE 170B (g)	18.0m	8.7m	PARCEL IDENTIFICATION NUMBER		
MINIMUM REQUIRED PARKING FOR NEW ELEMENTARY SCHOOL. SEC. 101, TABLE 101, N81	1.5 PER CLASSROOM (w/ PORTABLES)	58	PARCEL IDENTIFICATION NUMBER		
MINIMUM REQ. WIDTH OF A LANDSCAPED BUFFER FOR PARKING LOT. SEC. 110, TABLE 110(a)	3.0m	3.6m	PARCEL IDENTIFICATION NUMBER		
MINIMUM NUMBER OF BARRIER-FREE PARKING SPACES. BY-LAW NO. 2017-301, SECTION 111	NO. OF REGULAR PARKING SPACES - MIN NO. OF ACCESSIBLE PARKING SPACES - 51 + 75 SPACES = 3	3. SEE CALCULATION ABOVE	PARCEL IDENTIFICATION NUMBER		
MINIMUM NUMBER OF BICYCLE PARKING SPACES. SEC. 111, TABLE 111A (d)	SCHOOL: 1 PER 100m² OF GFA OFFICE: 4781/100 = 47.81 ROUNDED TO 48 DAY CARE: 1 PER 250m² OF GFA = 360/250 = 1.44 ROUNDED TO 2 TOTAL: 50	50	PARCEL IDENTIFICATION NUMBER		
BICYCLE PARKING DIMENSIONS. SEC. 111, TABLE 11B	HORIZONTAL: 0.6m by 1.8m	HORIZONTAL: 0.6m by 1.8m	PARCEL IDENTIFICATION NUMBER		

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PROJECT

ÉCOLE ÉDUCATIVE DE LA KANATA-STITTSVILLE
755 PROMENADE COPE, K2S 1S3

CLIENT REF #

PROJECT

ÉCOLE ÉDUCATIVE DE LA KANATA-STITTSVILLE
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153

TRUE NORTH

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DESIGNED FOR: RESIDENTIAL

11	07 JUL 2022	ISSUED FOR SITE PLAN CONTROL
10	16 JUN 2022	A49 ADDENDUM 1
9	31 MAR 2022	ISSUED FOR SITE PLAN CONTROL
8	30 MAR 2022	ISSUED FOR SITE PLAN CONTROL
7	21 MAR 2022	ISSUED FOR BID AND PERMIT
6	14 JAN 2022	ISSUED FOR 99% CD REVIEW
5	18 NOV 2021	ISSUED FOR 65% CD REVIEW
4	29 SEP 2021	ISSUED FOR INFORMATION
3	24 SEP 2021	ISSUED FOR 60% CD REVIEW
2	27 AUG 2021	RE-ISSUED FOR 30% CD REVIEW
1	18 JUN 2021	ISSUED FOR 30% CD REVIEW

PROJECT NO: 219-20074-00 DATE: JUNE 2022

PROJECT SCALE: As Indicated IF THE BAR NOT SHOWN, SCALE YOUR PLOTTING SCALE

DESIGNED BY: J.C.

DRAWN BY: N.M. SDI AS

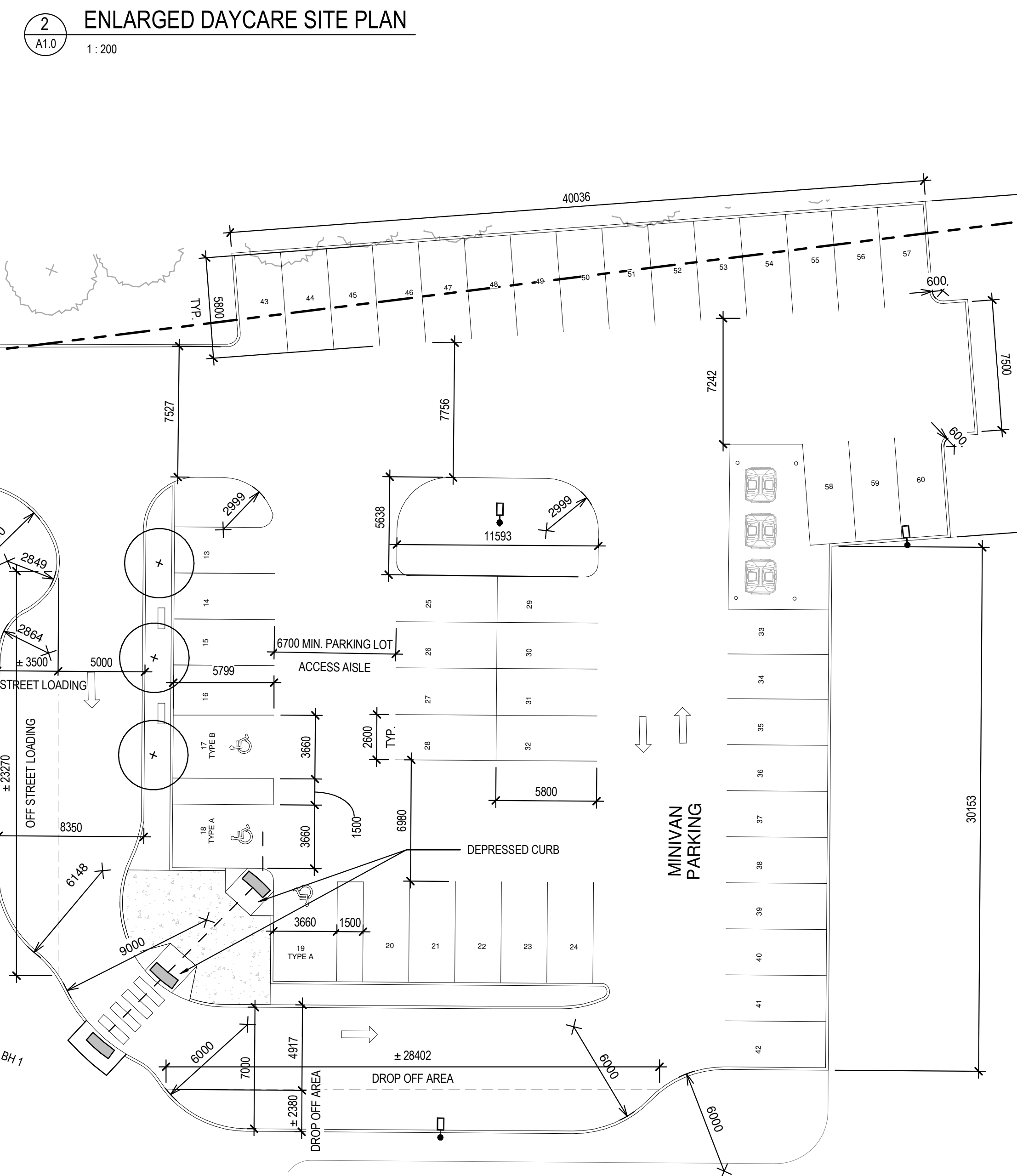
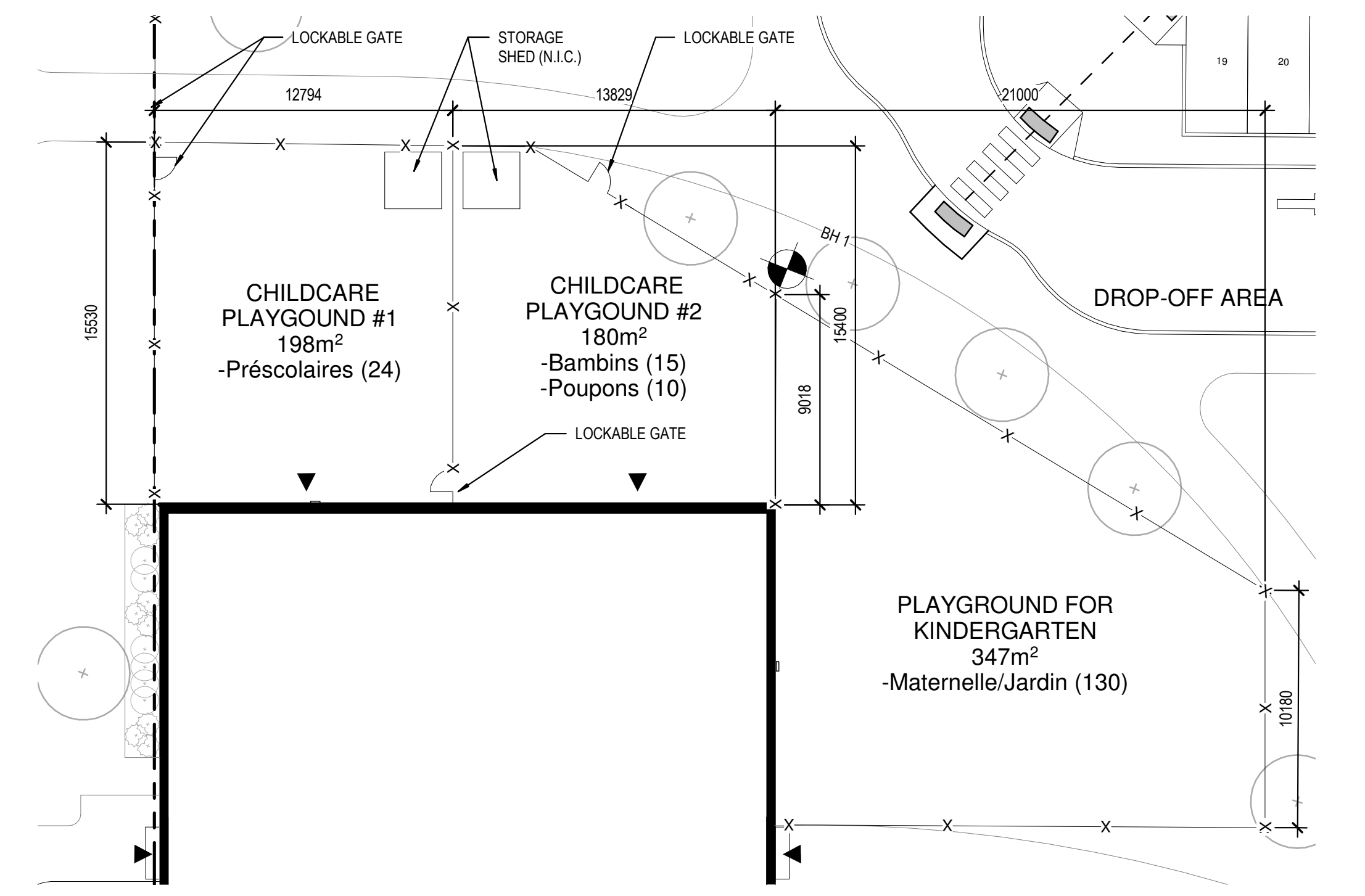
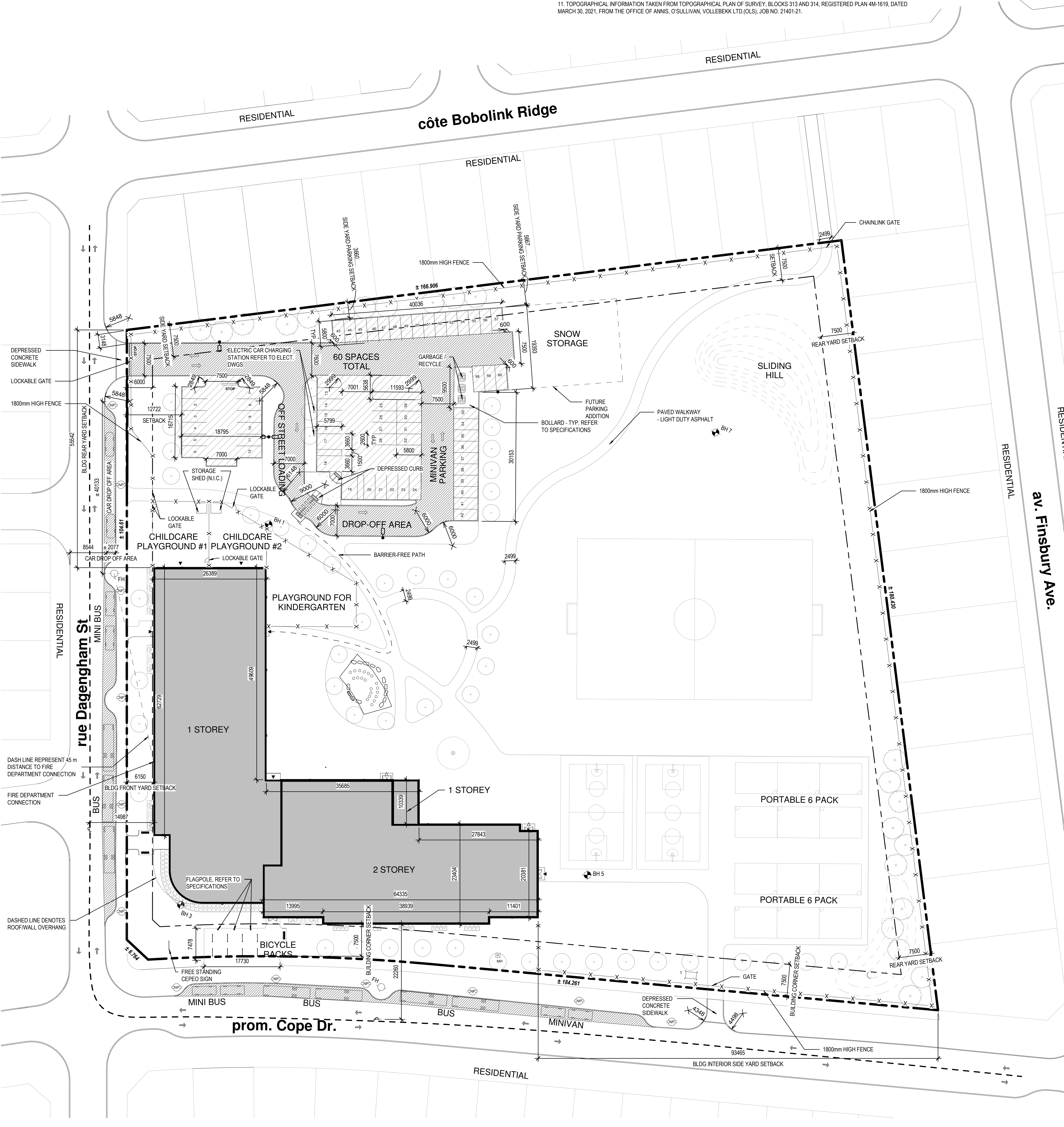
CHECKED BY: M.H.C.

DISCIPLINE: ARCHITECTURAL

TITLE: GENERAL SITE PLAN

SHEET NUMBER: A1.0 OF 11

DATE OF: 18 JUL 2022



1 GENERAL SITE PLAN
A1.0 1:400

3 ENLARGED DROP OFF PLAN
A1.0 1:200

D07-12-22-0058
Plan #18734