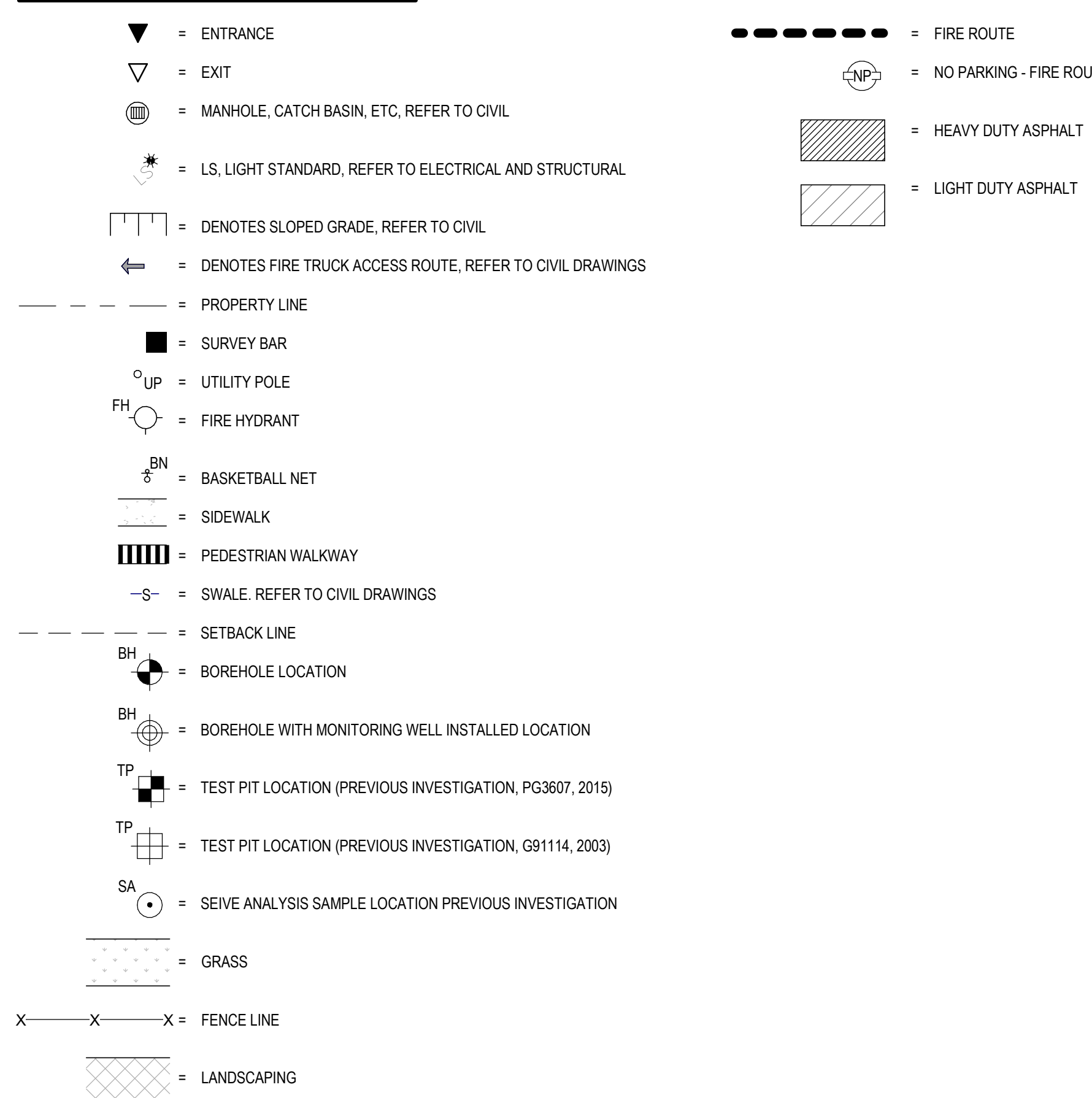


SITE PLAN SYMBOLS LEGEND



GENERAL SITE PLAN NOTES

- 0BC 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.
- 0BC 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 12M; (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5M; (d) HAVE A CHANGE OF GRADIENT 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.
- PROVIDE 75mm THK H40 UNDER ALL EXTERIOR CONCRETE SIDEWALKS AT ALL ENTRANCES/EXITS. EXTEND RIGID INSULATION MIN 120 PAST THE EDGE OF CONCRETE SIDEWALKS.
- FOR CONCRETE SIDEWALK EXPANSION AND CONTRACTION JOINTS, REFER TO CIVIL DETAIL AND SPECIFICATIONS.
- REFER TO LANDSCAPING PLAN AND CIVIL PLANS FOR LOCATION OF SOD. ALL REMAINING AREAS NOT SLATED FOR SOD TO RECEIVE TOPSOIL AND SEED.
- REFER TO CIVIL DRAWINGS FOR LOCATIONS OF FIRE ROUTE SIGNAGE.
- REFER TO CIVIL DRAWINGS FOR TACTILE INDICATORS.
- ALL CURBS ADJACENT TO PARKING AREAS AND CURBS FORMING PART OF SIDEWALKS ADJACENT TO PARKING AREAS TO BE PAINTED YELLOW.
- ENSURE FINAL PLACEMENT OF FIRE DEPARTMENT CONNECTION IS NOT MORE THAN 45m FROM THE NEAREST FIRE HYDRANT AS PER 0BC 3.2.5.16 (2).
- LEGAL SURVEY BOUNDARIES AND TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY, BLOCK 261, REGISTERED PLAN 48-1859, DATED JULY 16, 2021, FROM THE OFFICE OF JAMES O'SULLIVAN, VOLLEBEK LTD. (O.S.), JOB NO. 21607-21.

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 (300m²) = 1 12 PORTABLES X 1.5 = 18 TOTAL PARKING REQUIRED = 55 TOTAL PARKING PROVIDED = 58 BARRIER-FREE PARKING SPACES REQUIRED = 3 BARRIER-FREE PARKING SPACES PROVIDED = 3 TOTAL PARKING PROVIDED = 61	
ZONING = I1A / R3YY - MINOR INSTITUTIONAL, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE YY		REQUIREMENT	PROPOSED	BUILDING AREA	
MINIMUM LOT AREA, SEC. 170, TABLE 170A (b)		400m²	24,309m²	THE GFA FOR THE SCHOOL IS AS FOLLOWS: FIRST FLOOR = 3,329 m² (EXCLUDING DAYCARE) DAYCARE = 300 m² TOTAL BUILDING FOOTPRINT = 3,689 m² + SECOND FLOOR = 1,092 m² TOTAL AREA = 4,781 m²	
MINIMUM LOT FRONTAGE, SEC. 170, TABLE 170A (a)		15.0m	± 121.57m	SITE AREA	
MINIMUM FRONT YARD, R3YY(25/27) IN ACCORDANCE WITH SECTION 269(a))		3.75m	6.0m	SITE AREA = 24,333m²	
MINIMUM REAR YARD, SEC. 170, TABLE 170A (d)		7.5m	± 97.62m	PARCEL IDENTIFICATION NUMBER	
MINIMUM EXTERIOR SIDE YARD		NO REQUIREMENT	-	PIN 0492-2105.853m³	
MINIMUM INTERIOR SIDE YARD, SEC. 170, TABLE 170A (e)		7.5m	32.75m		
MINIMUM CORNER SIDE YARD, SEC. 170, TABLE 170A (f)		4.5m	8.01m		
MINIMUM LANDSCAPED OPEN SPACE		NO REQUIREMENT	50% WITH PARKING LOT		
MAXIMUM LOT COVERAGE		NO REQUIREMENT	152% LOT COVERAGE		
PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING		NO REQUIREMENT	76% SITE OCCUPIED		
MAXIMUM BUILDING HEIGHT, SEC. 170, TABLE 170A (g)		15.0m	8.7m		
MINIMUM REQUIRED PARKING, SEC. 101, TABLE 101		1.5 PER CLASSROOM (w/ PORTABLES); DAYCARE - 2 PER 100 m² OF GFA = 58	58		
MINIMUM REQ. WIDTH OF A LANDSCAPED BUFFER FOR PARKING LOT, SEC. 110, TABLE 110(a)		3.0m	3.1m		
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 - 3 51 - 75 SPACES - 3	3, INCLUDING: 1 TYPE A SPACE 2 TYPE B SPACES SEE CALCULATION ABOVE		
MINIMUM NUMBER OF BICYCLE PARKING SPACES, SEC. 111, TABLE 111A (d)		SCHOOL: 1 PER 100m² OF GFA OFFICE: 4421 / 100 = 44.21 ROUNDED TO 45 DAY CARE: 1 PER 250m² OF GFA = 360 250 = 1.44 ROUNDED TO 2 TOTAL: 47	50		
BICYCLE PARKING DIMENSIONS, SEC. 111, TABLE 111B		HORIZONTAL: 0.6m by 1.8m	HORIZONTAL: 0.6m by 1.8m		

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CONSULTANT: SUB CONSULTANT

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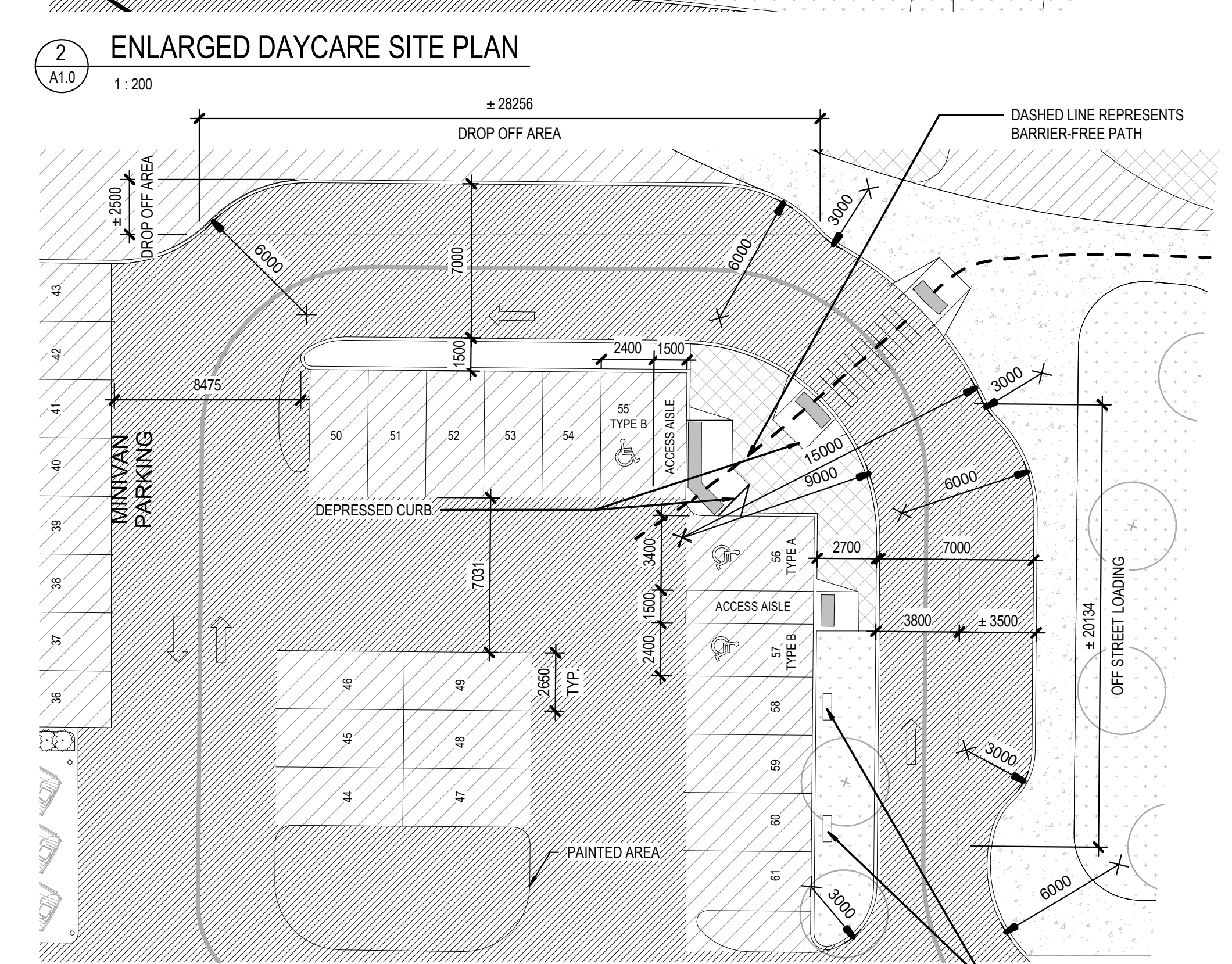
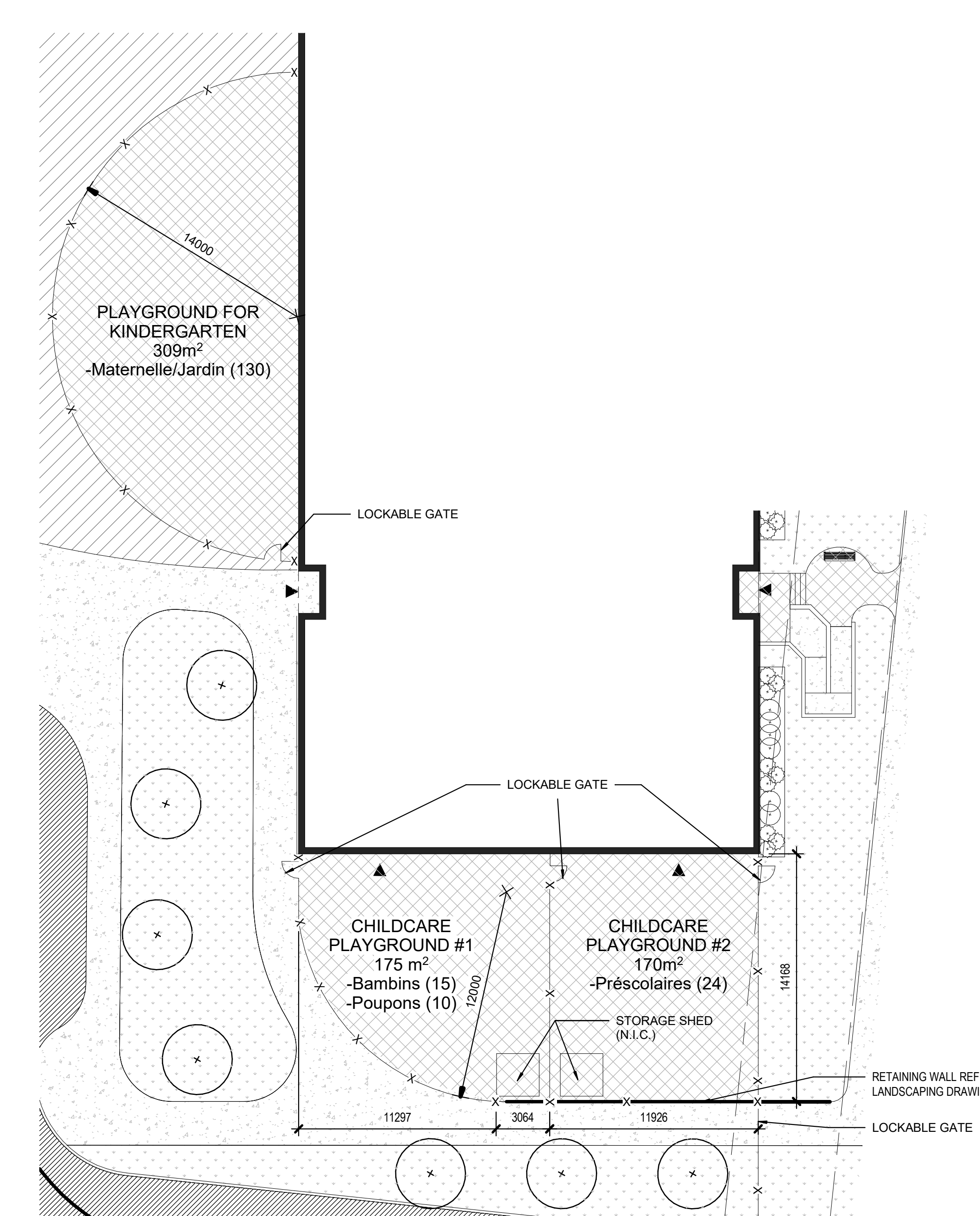
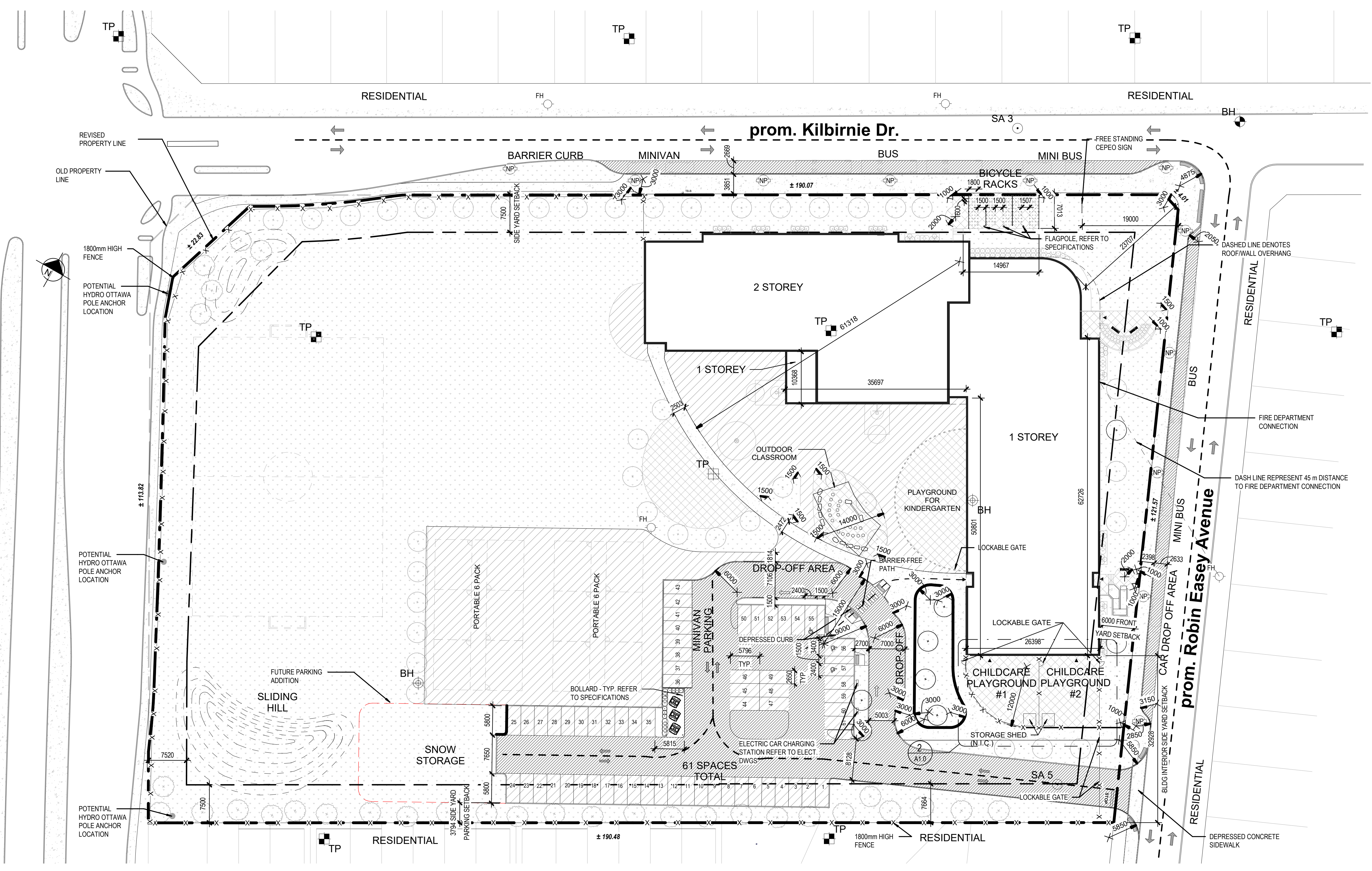
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1 GENERAL SITE PLAN
1:400

2 ENLARGED DAYCARE SITE PLAN
1:200

3 ENLARGED DROP OFF PLAN
1:200

D07-12-22-0060
Plan #18739

PROJECT NO.	DATE
219-00014-01	OCT 2022
FORMAL SCALE	IF THE BAR IS NOT SHOWN, SCALE IS AS INDICATED
DESIGNED BY:	AS INDICATED
DRAWN BY:	AS INDICATED
CHECKED BY:	AS INDICATED
DATE OF: 17 OCT 2022	

DISCIPLINE	ARCHITECTURAL
TITLE	GENERAL SITE PLAN
PROJECT NUMBER	A1.0
DATE OF: 17 OCT 2022	

REVISED PER CITY COMMENTS	14
UPDATED PER CITY COMMENTS	13
UPDATED PER CITY COMMENTS	12
ISSUED FOR CONSTRUCTION	11
ISSUED FOR SITE PLAN CONTROL	10
ISSUED FOR CONSTRUCTION	9
ISSUED FOR CONSTRUCTION	8
ISSUED FOR BID AND PERMIT	7
ISSUED FOR 99% CD REVIEW	6
ISSUED FOR 60% CD REVIEW	5
ISSUED FOR 60% CD REVIEW	3
ISSUED FOR 30% CD REVIEW	2
30% CD REVIEW	1