

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
- up = UTILITY POLE
- FH = FIRE HYDRANT
- ⊙ = BASKETBALL NET
- = SIDEWALK
- ||||| = PEDESTRIAN WALKWAY
- S- = SWALE, REFER TO CIVIL DRAWINGS
- - - = SETBACK LINE
- BH = BOREHOLE LOCATION
- BH = BOREHOLE WITH MONITORING WELL INSTALLED LOCATION
- TP = TEST PIT LOCATION (PREVIOUS INVESTIGATION, PQ3607, 2015)
- TP = TEST PIT LOCATION (PREVIOUS INVESTIGATION, GR1114, 2003)
- SA = SEIVE ANALYSIS SAMPLE LOCATION PREVIOUS INVESTIGATION
- = GRASS
- X-X-X = FENCE LINE
- ▨ = LANDSCAPING
- ▨ = ASPHALT
- ▨ = PAINTED LINES

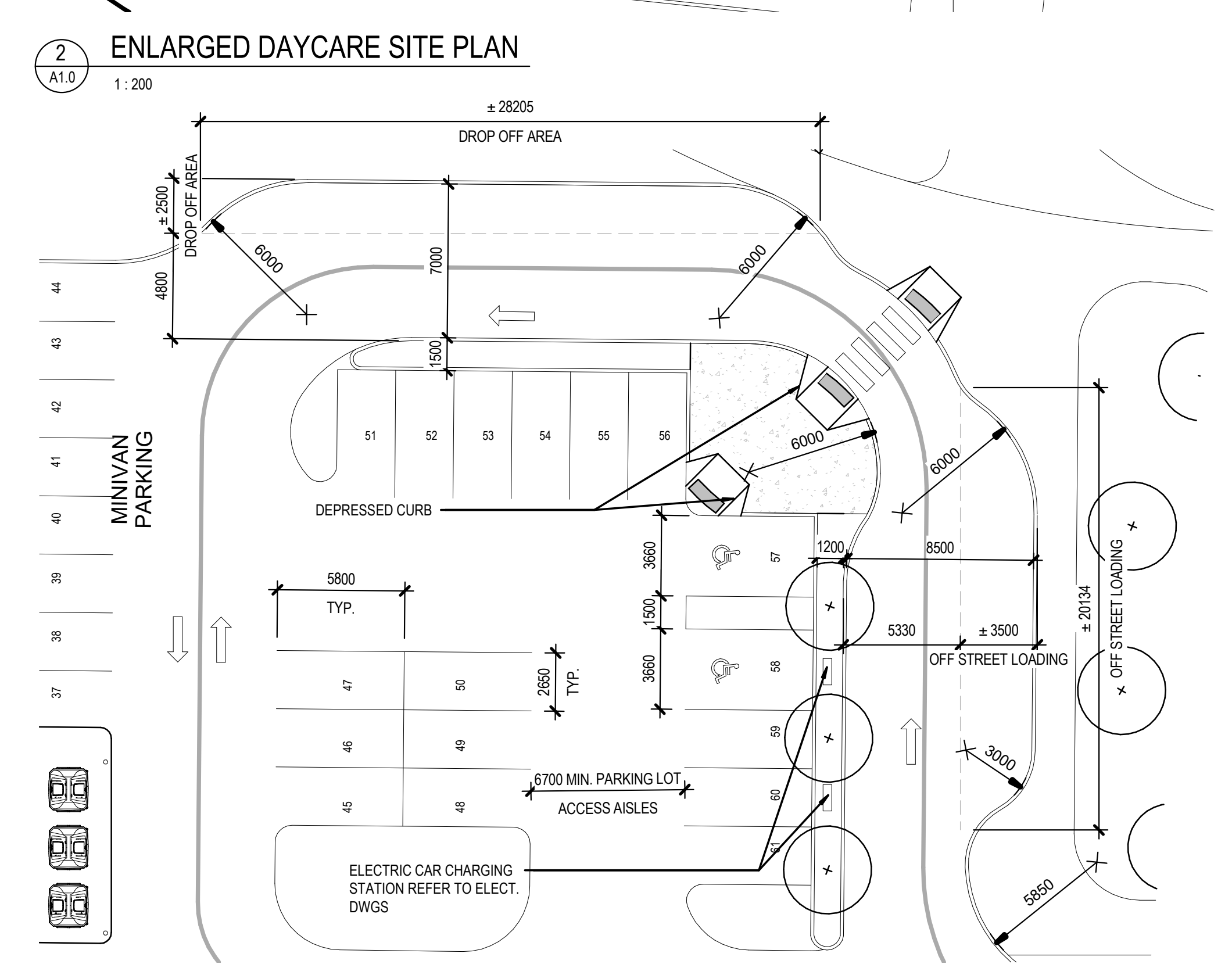
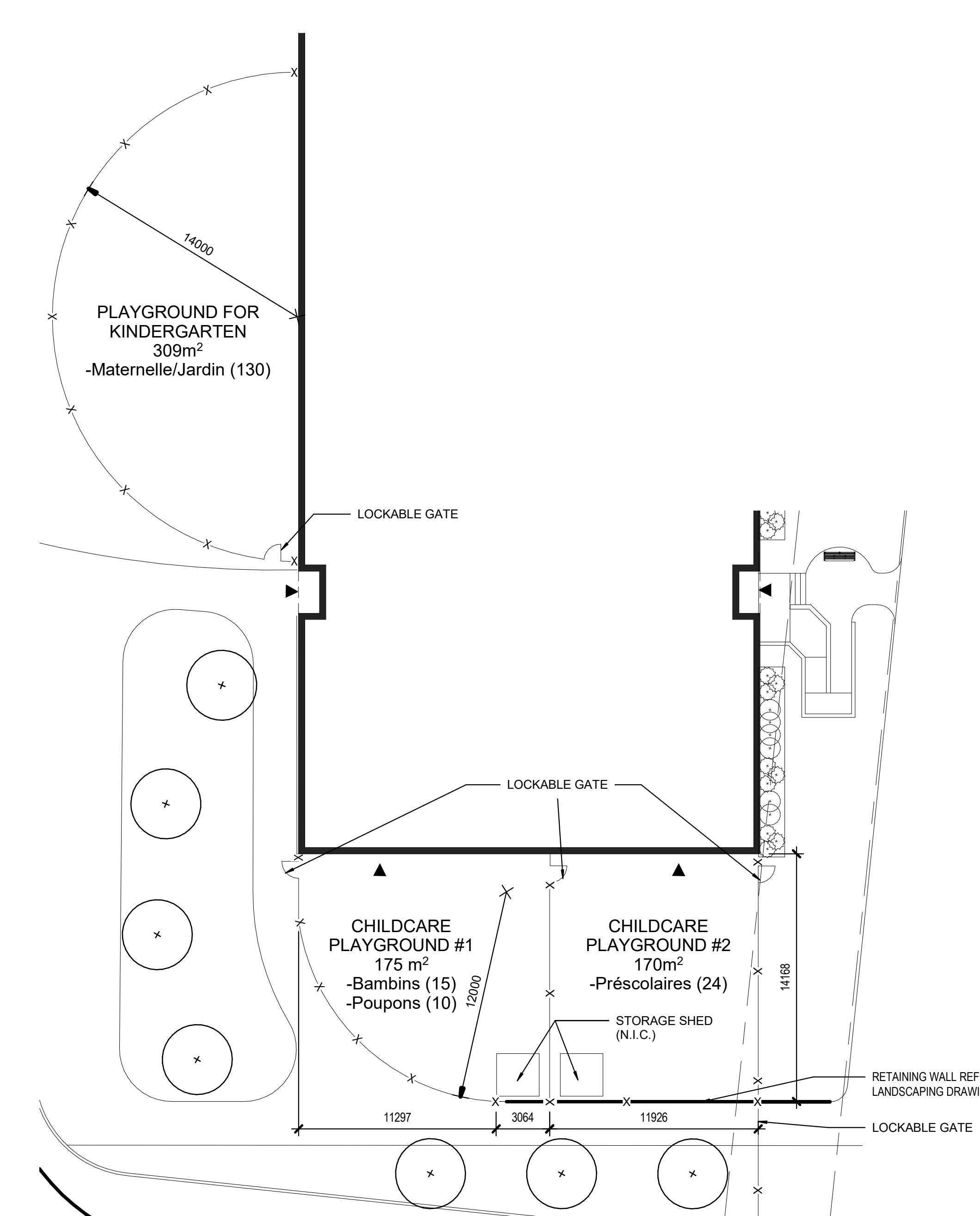
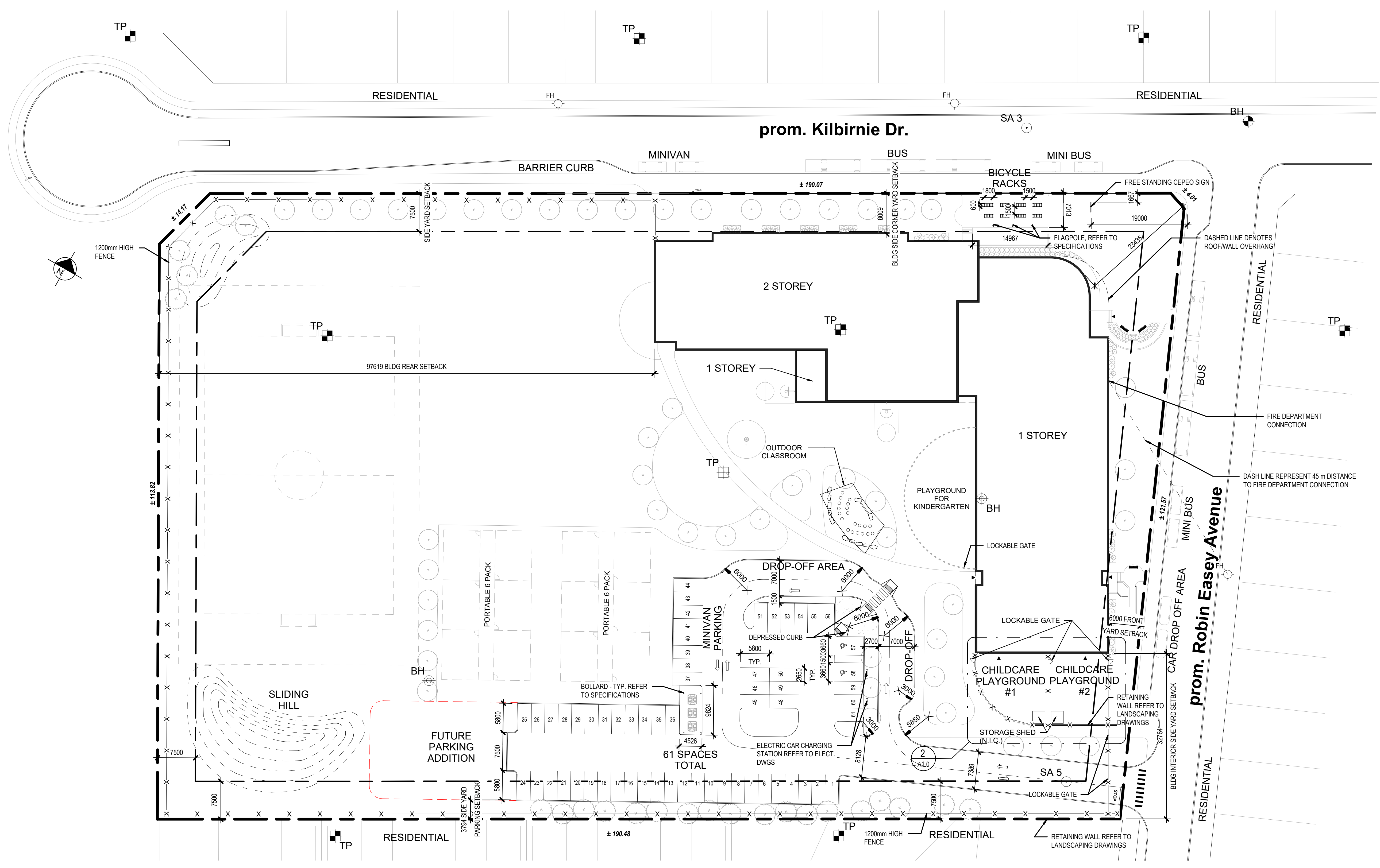
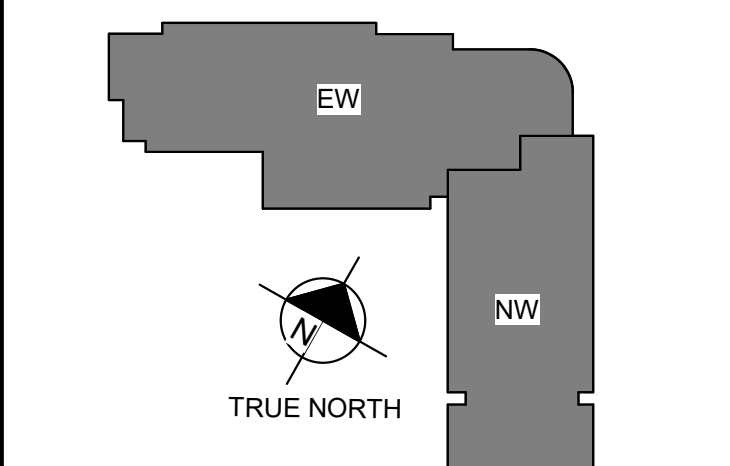
GENERAL SITE PLAN NOTES

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 12M; (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 3M; (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.
3. PROVIDE 75mm THK H40 UNDER ALL EXTERIOR CONCRETE SIDEWALK AT ALL ENTRANCES/EXITS. EXTEND RIGID INSULATION MIN 120 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).

TYPE OF BUILDING OR USE		SITE AND PARKING INFORMATION		PARKING CALCULATION	
SCHOOL (GROUP A-2 OCCUPANCY)				20 CLASSROOMS X 1.5 = 30 2 PER 100m ² OF DAYCARE GROSS FLOOR AREA (300m ²) = 8 12 PORTABLES X 1.5 = 18 TOTAL PARKING REQUIRED = 56 TOTAL PARKING PROVIDED = 59 BARRIER-FREE PARKING SPACES REQUIRED = 1 BARRIER-FREE PARKING SPACES PROVIDED = 2 TOTAL PARKING PROVIDED = 61	
ZONING	REQUIREMENT	PROPOSED	BUILDING AREA		
ZONING = I1A / R3Y - MINOR INSTITUTIONAL, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE Y1			THE GFA FOR THE SCHOOL IS AS FOLLOWS: FIRST FLOOR = 3,329 m ² (EXCLUDING DAYCARE) DAYCARE = 300 m ² TOTAL BUILDING FOOTPRINT = 3,689 m ² + SECOND FLOOR = 1,092 m ² TOTAL AREA = 4,781 m ²		
MINIMUM LOT AREA. SEC. 170, TABLE 170B (b)	400m ²	24,309m ²	SITE AREA		
MINIMUM LOT FRONTAGE. SEC. 170, TABLE 170B (a)	15.0m	± 121.57m	SITE AREA = 24,333m ²		
MINIMUM FRONT YARD. SEC. 170, TABLE 170B (c)	6.0m	6.0m			
MINIMUM REAR YARD. SEC. 170, TABLE 170B (d)	6.0m	± 97.62m			
MINIMUM EXTERIOR SIDE YARD.	NO REQUIREMENT	-			
MINIMUM INTERIOR SIDE YARD. SEC. 170, TABLE 170B (h)	3.0m	32.75m			
MINIMUM CORNER SIDE YARD. SEC. 170, TABLE 170B (f)	4.5m	8.01m			
MINIMUM LANDSCAPED OPEN SPACE	NO REQUIREMENT	5.0% WITH PARKING LOT			
MAXIMUM LOT COVERAGE	NO REQUIREMENT	15.2% LOT COVERAGE			
PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING	NO REQUIREMENT	76% SITE OCCUPIED			
MAXIMUM BUILDING HEIGHT. SEC. 170, TABLE 170B (g)	15.0m	8.7m			
MINIMUM REQUIRED PARKING FOR NEW ELEMENTARY SCHOOL. SEC. 101, TABLE 101, N81	1.5 PER CLASSROOM (w/ PORTABLES)	57			
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 BARRIER-FREE PARKING SPACES: 1 - 19 SPACES: 0 20 - 99 SPACES: 1 100 - 199 SPACES: 2	2. SEE CALCULATION ABOVE			
MINIMUM NUMBER OF BICYCLE PARKING SPACES. SEC. 111, TABLE 111A (g)	SCHOOL: 1 PER 100m ² OF GFA OFFICE: 4751/100 = 47.51 ROUNDED TO 48 DAY CARE: 1 PER 250m ² OF GFA = 360/250 = 1.44 ROUNDED TO 2 TOTAL: 50	50			
BICYCLE PARKING DIMENSIONS. SEC. 111, TABLE 11B	HORIZONTAL: 0.5m by 1.8m VERTICAL: 0.5m by 1.5m	HORIZONTAL: 0.5m by 1.8m VERTICAL: 0.5m by 1.5m			



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1 GENERAL SITE PLAN
1:400

2 ENLARGED DAYCARE SITE PLAN
1:200

3 ENLARGED DROP OFF PLAN
1:200

8	31 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	10 NOV 2021	ISSUED FOR 85% CD REVIEW
4	25 SEP 2021	ISSUED FOR INFORMATION
3	24 SEP 2021	ISSUED FOR 65% CD REVIEW
2	27 AUG 2021	RE-ISSUED FOR 30% CD REVIEW
1	04 AUG 2021	30% CD REVIEW

PROJECT NO: 219-20014-01 DATE: MARCH 2022
 PROJECT SCALE: As indicated
 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 1
 SHEET: 8
 ISSUE FOR BID AND PERMIT
 DATE OF: 31 MAR 2022