

ATHLETICS AND RECREATION CENTRE (ARC)
1385 WOODROFFE AVENUE, BUILDING 'X'
125,485 GSF (11,658 m²)
LEVEL 1 FFE: +87.0

SITE PLAN GENERAL NOTES

ALGONQUIN COLLEGE
OWNER
1385 WOODROFFE AVE
OTTAWA, ON K2G 1V8

LEGAL DESCRIPTION
PART OF LOTS 34 & 35
CONCESSION 1 (RIDEAU FRONT)
PIN: 046910289
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

LAND USE CLASSIFICATION
EDUCATIONAL / INSTITUTIONAL, POST SECONDARY

ZONING INFORMATION
PART 7 - MAJOR INSTITUTIONAL ZONES (SECTIONS 171 - 172)
MINIMUM LOT WIDTH
MINIMUM LOT AREA
MINIMUM FRONT YARD SETBACK (M)
MINIMUM REAR YARD SETBACK (M)
MINIMUM INTERIOR SIDE YARD SETBACK (M)
MINIMUM CORNER SIDE YARD SETBACK (M)
MAXIMUM HEIGHT (M), (WITHIN 12M OF R1, R2, R3 ZONE)
MINIMUM WIDTH OF LANDSCAPED AREA ALONG ALL LOT LINES (M)

REQUIRED	PROVIDED
NO MIN.	YES
NO MIN.	YES
7.5	YES
7.5	YES
7.5	YES
7.5	YES
NO MAX.	YES
3	YES

GROSS BUILDING AREA - PROPOSED BUILDING
PROPOSED SITE BOUNDARY AREA 16,272 M² (175,150 SF)
BUILDING FOOTPRINT 7,058 M² (75,972 SF)

LOWER LEVEL: 3002 m² (32,313 SF)
LEVEL 1: 4650 m² (50,052 SF)
LEVEL 2: 3285 m² (35,359 SF)
MEZZANINE: 721 m² (7,761 SF)
TOTAL: 11,658 m² (125,485 SF)

BUILDING HEIGHT - PROPOSED BUILDING
17.831 m,
2 STOREYS + BASEMENT

WASTE REMOVAL
ALL WASTE WILL BE COLLECTED AND REMOVED FROM THE BUILDING TO A CENTRALIZED COLLECTION AREA OFF OF THE BUILDING SITE ON A DAILY BASIS.

SNOW REMOVAL
SNOW WILL BE REMOVE FROM PROPOSED DEVELOPMENT SITE AND STORED AS PER COLLEGE OPERATIONS.

SURVEYOR
THIS DRAWING BASED ON A SURVEY PREPARED BY STANTEC GEOMATICS LTD, DATED JUNE 20 2019.

SITE PLAN LEGEND

	BUILDING TO REMAIN, NOT INCLUDED IN THIS SCOPE OF WORK		EXISTING MAN HOLE
	SITE BOUNDARY		PROPOSED MANHOLE
	CITY WATER/SANITARY EASEMENT		EXISTING CATCH BASIN
	BUILDING ACCESS		PROPOSED CATCH BASIN
	EXISTING FIRE HYDRANT		PROPOSED CATCH BASIN MANHOLE
	PROPOSED FIRE HYDRANT		PROPOSED GAS METER
	EXISTING LIGHT STANDARD		PROPOSED TREE - REFER TO LANDSCAPE
	PROPOSED LIGHT STANDARD		
	PROPOSED FIRE DEPARTMENT CONNECTION		

SITE PLAN KEYNOTES

Key Value	Keynote Text
S01	HATCH REGION INDICATES HEATED C.I.P. CONCRETE SIDEWALK.
S02	C.I.P. CONC PAVEMENT.
S03	GENERATOR (NATURAL GAS) ON C.I.P. CONC PAD - REFER TO ELEC.
S04	MAINTAIN EXISTING CURB.
S05	NEW PEDESTRIAN ACCESS MARKING.
S06	EXISTING TRANSFORMER TO REMAIN.
S07	SEWER / SANITARY EASEMENT.
S10	BARRIER FREE PEDESTRIAN RAMP @ 1:20.
S11	RE/ RE EXISTING LIGHT STANDARD - SEE ELEC.
S12	DASHED LINE REPRESENTS BURIED STORMWATER RETENTION TANKS - REFER TO CIVIL
S13	REMOVE EXISTING PARKING LIGHT STANDARD AND RELAMP AS PER ELEC DWGS.
S14	REMOVE EXISTING PAY STATION AND BURIED ELECTRICAL AS PER ELEC DWGS.
S15	PROPOSED GAS REGULATOR STATION.
S17	PROPOSED BIKE PARKING AREA, QTY AND SIZES AS NOTED.
S18	EXISTING PARKING TO BE REMOVED - REFER TO CIV / LAND.
S19	MAINTENANCE EDGE.
S20	FIRE DEPARTMENT ACCESS.
S21	BARRIER FREE PEDESTRIAN RAMP @ 1:12.
S22	RAISED CURB.
S23	EXISTING PEDESTRIAN CROSSING.
S24	SHADED REGION INDICATES EXTENT OF NEW ASPHALT PAVING.
S25	LANDSCAPED TOPSOIL AND SOD.
S27	STONE SWALE - REFER TO LAND / CIV.

Project
ATHLETICS AND RECREATION CENTRE (ARC)

Prepared For
ALGONQUIN STUDENTS' ASSOCIATION



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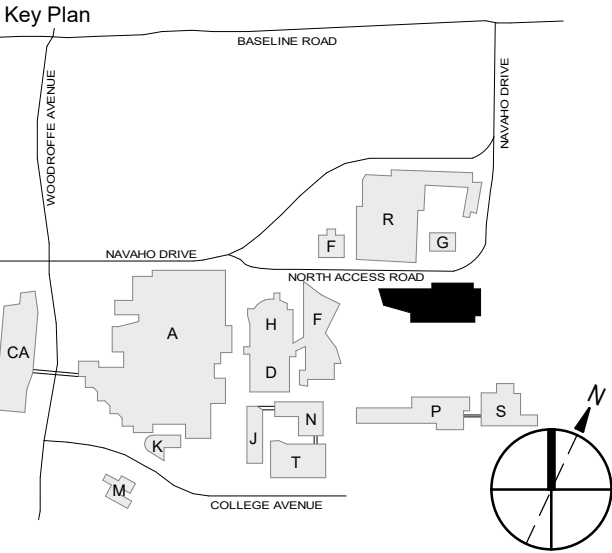
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No.	Description	Date
1	SITE PLAN APPROVAL	2019-06-24
2	RESPONSE TO SPA COMMENTS	2019-09-24

Drawn by: RS Reviewed by: AB / AM
Project No: 19.32300.00

Sheet Title

SITE PLAN

Original drawing is A1. Do not scale contents of this drawing.

Sheet Number

SPA-A01