



Suite 900, 110 - 12th Avenue SW  
Calgary, AB, Canada T2N 0G7  
T 403.670.7000  
www.s2architecture.com

COVER SHEET

KANATA BRIGHTPATH DAYCARE

90 MAPLE GROVE ROAD, KANATA, ONTARIO  
BRIGHTPATH

219069

# BRIGHTPATH KANATA DAYCARE

ISSUED FOR SITE PLAN CONTROL APPLICATION

OCTOBER 17, 2019

## Design Team

### CLIENT:

BRIGHTPATH  
SUITE 200, 30 GLENDEER CIRCLE SE  
CALGARY, AB, T2H 2Z7  
PHONE: 403.705.0362



### ARCHITECT:

S2 ARCHITECTURE  
SUITE 900, 110 - 12TH AVENUE SW  
CALGARY, AB T2N 0G7  
PHONE: 403.670.7000



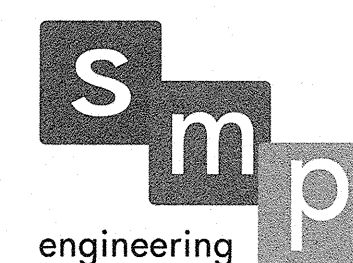
### MECHANICAL:

REMEDY ENGINEERING  
200, 1422 KENSINGTON RD NW  
CALGARY, ALBERTA, T2N 3P9  
PHONE: 403.984.6960



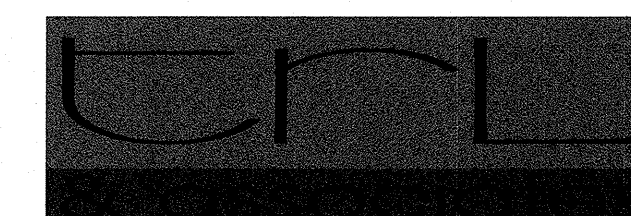
### ELECTRICAL:

SMP ENGINEERING  
1240 KENSINGTON RD NW #403  
CALGARY, ALBERTA, T2N 3P7  
PHONE: 403.270.8833



### STRUCTURAL:

TRL & ASSOCIATES  
100, 1615 10 AVE SW  
CALGARY, ALBERTA, T3C 0J7  
PHONE: 403.244.4944



tomecek • roney • little & associates ltd.  
consulting structural engineers

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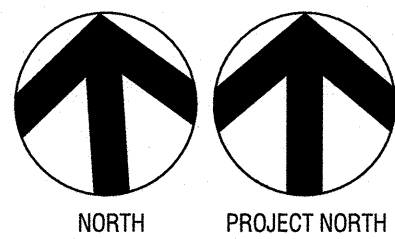
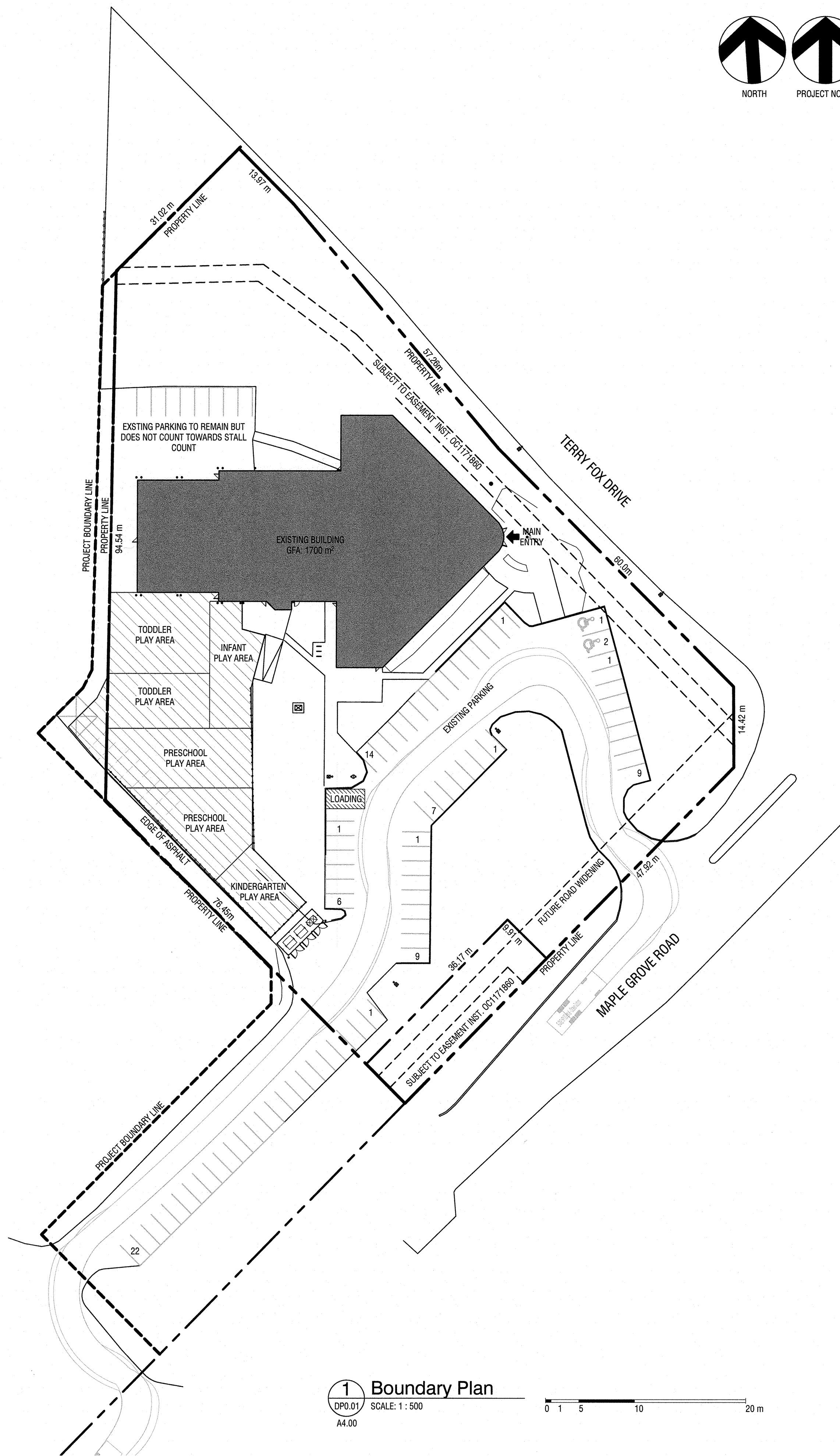
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DP0.00

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## Key Plan



## Drawing List

- DP0.00 COVER SHEET
- DP0.01 CONTEXT PLANS AND PROJECT STATISTICS
- DP1.00 SITE SURVEY
- DP1.01 SITE PLAN
- DP1.02 SITE DETAILS
- G1 GRADING PLAN

## Municipal Address

90 MAPLE GROVE ROAD  
KANATA, ONTARIO

## Legal Address

MARCH CON 2 PT LOT 1 RP; 4R24734 PARTS 16 TO 20

## Area Summary

SITE AREA: 11,284 SM / 2.79 AC  
GROSS FLOOR AREA 1700 SM  
NOTE: OUTDOOR PLAY AREAS ARE NOT INCLUDED AREA COUNT.

## Proposed Development

DAY CARE FACILITY  
BUILDING CLASSIFICATION AS PER ONTARIO BUILDING CODE:  
GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

## Day Care Facility: Children Statistics

INFANTS - UNDER 18 MONTHS	30
TODDLERS 18 MONTHS TO <30 MONTHS	75
PRE SCHOOL- 30 MONTHS TO YOUNGER THAN 6 YEARS	86
KINDERGARTEN - 44 MONTHS TO YOUNGER THAN 7 YEARS	22
TOTAL	213

## By-Law Setback

NO SETBACKS PERTAIN TO THIS APPLICATION.

MINIMUM SETBACK AREAS

FRONT AND CORNER: 7.5m

REAR:

- 15m FROM A RESIDENTIAL OR INSTITUTIONAL ZONE
- 3.5m FROM HYDRO OR RAILWAY R.O.W.
- 7.5m FROM ANY OTHER ZONE

SIDE:

- 15m FROM A RESIDENTIAL OR INSTITUTIONAL ZONE
- 7.5m FROM ANY OTHER ZONE

NOTE:

37.5m FUTURE ROAD WIDENING RIGHT OF WAY LOCATED ALONG MAPLE GROVE RD.  
3.0m UTILITY RIGHT OF WAY LOCATED IN PARCEL  
7.5m VISIBILITY SETBACK LOCATED ON SOUTHWEST CORNER OF PARCEL

## Motor Vehicle Parking Requirements

TABLE 101- MINIMUM PARKING SPACE RATES N24 TO N34 (BY-LAW 2016-249) - AREA B ON SCHEDULE	
DAY CARE FACILITY:	2 STALLS PER 100 SM OF GROSS FLOOR AREA

KANATA GROSS FLOOR AREA: 1700 SM

MINIMUM STALLS REQUIRED: 35

TOTAL EXISTING STALLS: 85 STANDARD + 2 BARRIER-FREE

STALLS TO BE REMOVED: 16 STANDARD + 2 STANDARD TO ACCOMMODATE LOADING

TOTAL PROVIDED STALLS: 67 STANDARD + 2 BARRIER FREE

## Bicycle Parking Requirements

AS PER OTTAWA ZONING BYLAW - SECTION 111:  
DAY CARE INCLUDED WITHIN TABLE 111A(e) BICYCLE PARKING SPACE RATES

1 STALL REQUIRED PER: 250SM GROSS FLOOR AREA

TOTAL STALLS REQUIRED: 7

TOTAL EXISTING STALLS: 5

TOTAL STALLS PROVIDED: 5

A MAXIMUM OF 50% OF THE REQUIRED BICYCLE PARKING SPACES OR 15 SPACES, WHICHEVER IS GREATER, MAY BE LOCATED IN A LANDSCAPED AREA. (BY-LAW 2011-124)

## Loading Requirements

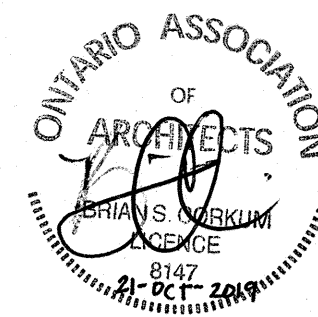
AS PER OTTAWA ZONING BYLAW - SECTION 113: MINIMUM NUMBER OF VEHICLE LOADING SPACES:

TABLE 113A, A: 1 STALL REQUIRED PER 1000 - 1999 SM OF GROSS FLOOR AREA

TOTAL STALLS REQUIRED: 1

TOTAL STALLS PROVIDED: 1

AS PER TABLE 113B: STANDARD SIZE SPACE: 3.5M X 7.0M



CONTEXT PLANS AND PROJECT STATISTICS

KANATA BRIGHTPATH DAYCARE

90 MAPLE GROVE ROAD, KANATA, ONTARIO  
BRIGHTPATH

219069

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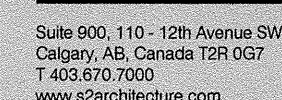
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**KANATA BRIGHTPATH DAYCARE**  
90 MAPLE GROVE ROAD, KANATA, ONTARIO  
BRIGHTPATH

219058

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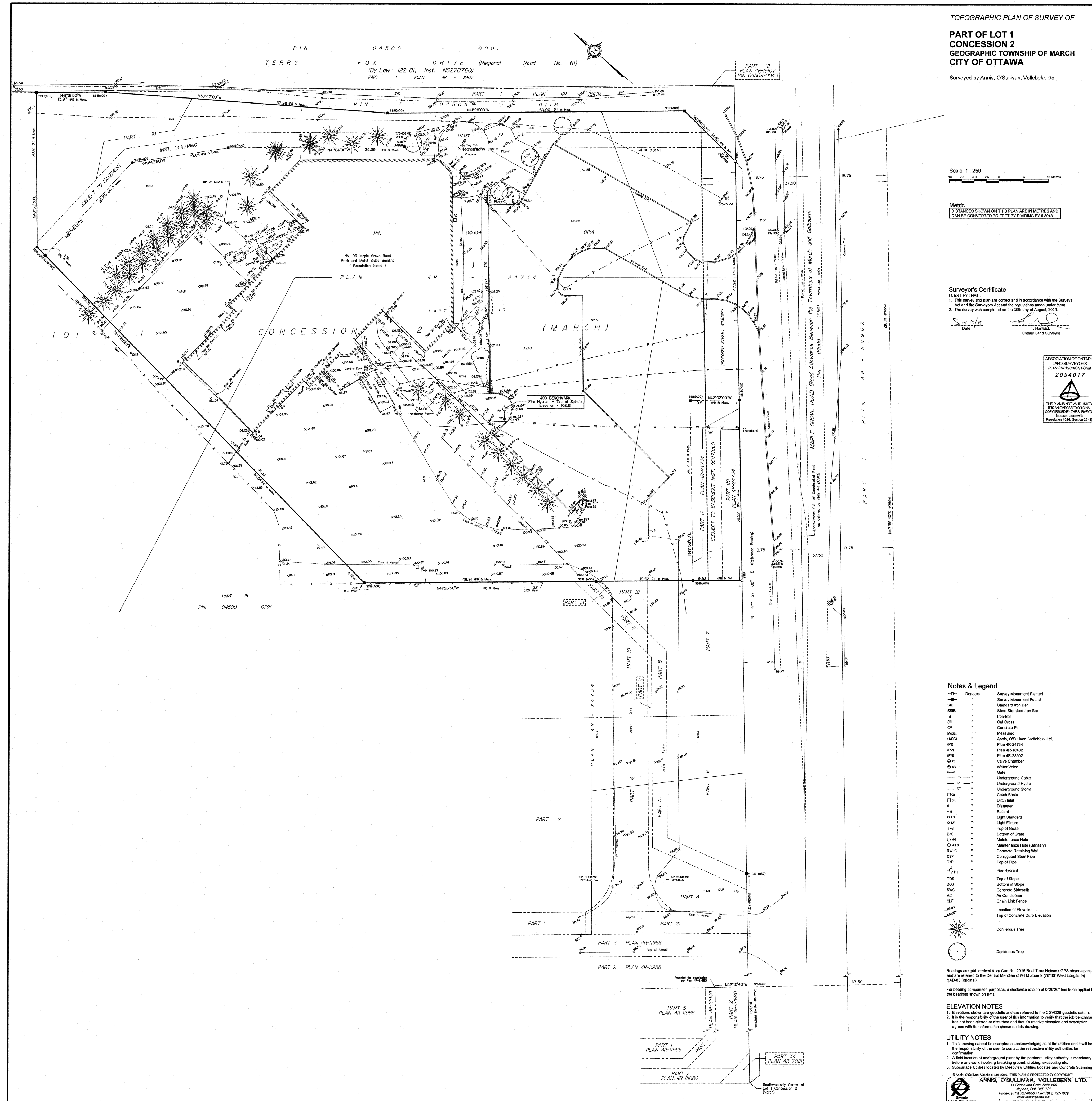
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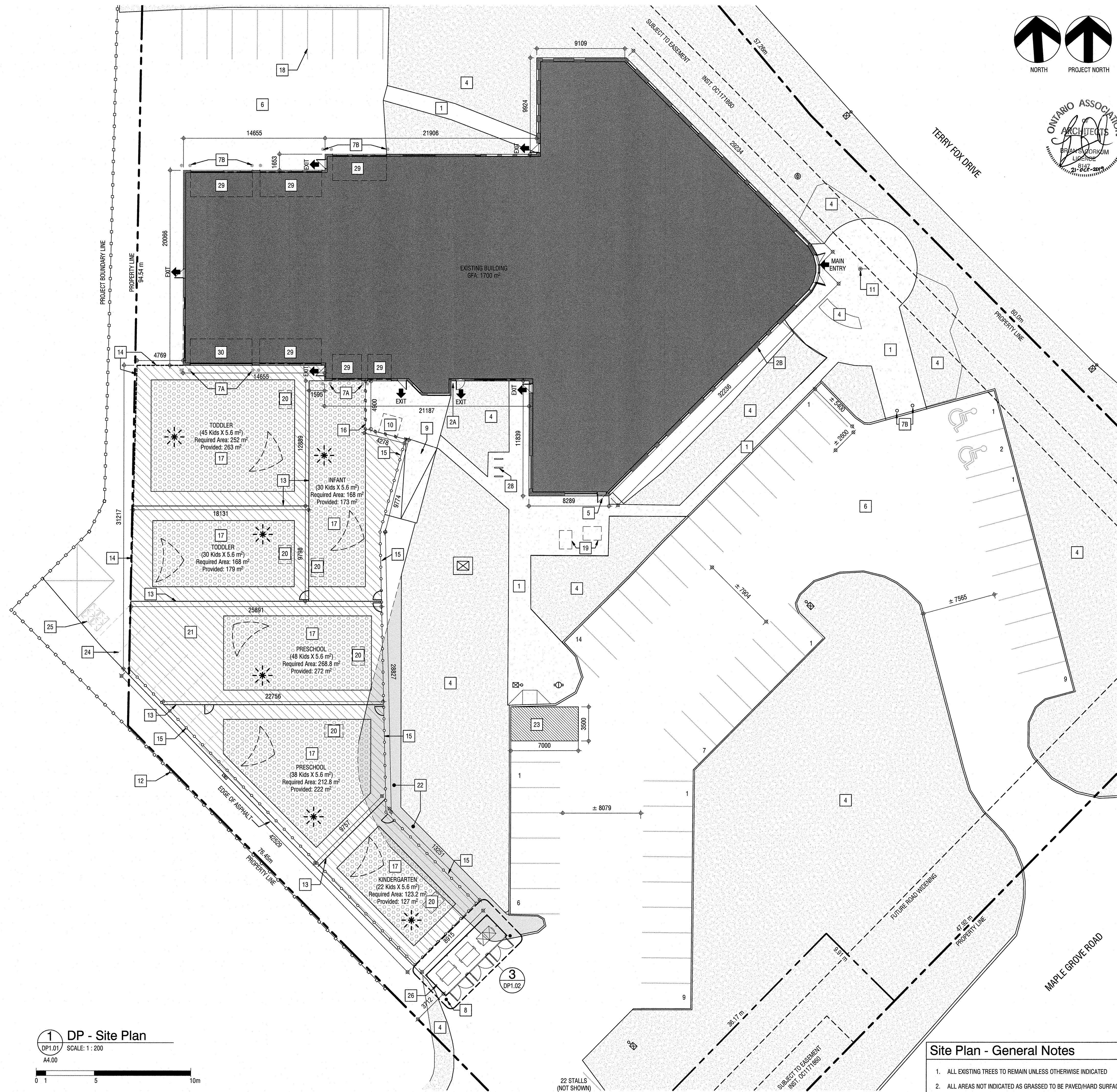
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1 DP - Site Plan  
DP1.01 SCALE: 1 : 200  
A4.00



Site Plan - General Notes

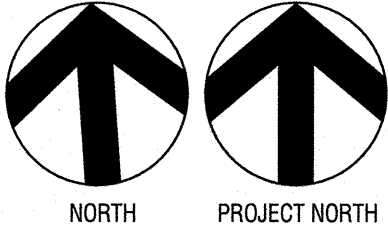
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
- ALL AREAS NOT INDICATED AS GRASSED TO BE PAVED/HARD SURFACING

Site Plan - Code Legend

- |    |  |
|----|--|
| 1  | EXISTING SIDEWALK TO REMAIN  |
| 2A | EXISTING SIAMESE CONNECTION, TO BE RELOCATED   |
| 2B | PROPOSED SIAMESE CONNECTION  |
| 3  | EXISTING ROAD TO REMAIN  |
| 4  | EXISTING LANDSCAPING TO REMAIN   |
| 5  | EXISTING DOOR TO BE PERMANENTLY CLOSED   |
| 6  | EXISTING PARKING LOT TO REMAIN   |
| 7A | EXISTING BOLLARD TO BE REMOVED. AREA TO BE REPAIRED WITH ASPHALT AND TO BE FLUSH WITH ADJACENT SURFACE |
| 7B | EXISTING BOLLARD TO REMAIN   |
| 8  | PROPOSED BOLLARD - REFER TO DETAIL 8/DP1.02  |
| 9  | EXISTING CONCRETE LOADING DOCK AND RAMP TO REMAIN  |
| 10 | EXISTING LOADING DOCK METAL LIFT TO BE REMOVED - FILL AND MAKE GOOD                                    |
| 11 | EXISTING FLAG TO REMAIN  |
| 12 | EXISTING CHAINLINK FENCE   |
| 13 | PROPOSED 1220mm HIGH VINYL-COATED CHAINLINK FENCE c/w GATES. REFER TO DETAIL 7/DP1.02                  |
| 14 | PROPOSED 1830mm HIGH VINYL-COATED CHAINLINK FENCE c/w GATES. REFER TO DETAIL 6/DP1.02                  |
| 15 | PROPOSED 1830mm HIGH STC 30 VINYL FENCE c/w VISION PANELS. REFER TO DETAIL 1/DP1.02                    |
| 16 | PROPOSED 1830mm HIGH STC 30 VISION PANELS INSET IN VINYL FENCE FRAME. REFER TO DETAIL 2/DP1.02         |
| 17 | PROPOSED ARTIFICIAL TURF PLAY AREA   |
| 18 | EXISTING PARKING LINES TO REMAIN. STALLS DO NOT COUNT TOWARDS PARKING COUNT                            |
| 19 | EXISTING PICNIC TABLES TO REMAIN   |
| 20 | PROPOSED PICNIC TABLES IN PLAY AREA. SUPPLIED AND INSTALLED BY OTHER.                                  |
| 21 | EXISTING ASPHALT SURFACE - WITHIN PLAY AREA, TYPICAL   |
| 22 | APPROXIMATE LIMIT OF DISTURBANCE INTO EXISTING LANDSCAPE AREA - REPAIR AS NOTED                        |
| 23 | PROPOSED LOCATION FOR 3.5m X 7.0m LOADING STALL  |
| 24 | EXISTING PAINTED LINES   |
| 25 | EXISTING WASTE BINS TO BE RELOCATED TO PROPOSED ENCLOSURE  |
| 26 | PROPOSED RELOCATION OF WASTE & RECYCLING ENCLOSURE. REFER TO DETAILS 3-5/DP1.02                        |
| 27 | PROPOSED CURB CUT IN EXISTING CONCRETE SIDEWALK  |
| 28 | EXISTING BICYCLE PARKING STALLS  |
| 29 | EXISTING OVERHEAD DOORS TO BE FILLED WITH LIKE MATERIAL.   |
| 30 | EXISTING OVERHEAD DOOR TO BE REPLACED WITH A NEW OVERHEAD DOOR WITH VISION GLAZING PANEL               |

Site Plan - Symbol Legend

- |  |  |
|--|--|
|  | INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING                   |
|  | INDICATES EXTENT AND LOCATION OF GRADED LANDSCAPE FOR ASPHALT        |
|  | INDICATES EXTENT AND LOCATION OF ARTIFICIAL TURF                     |
|  | INDICATES EXTENT AND LOCATION OF EXISTING ASPHALT IN PLAY AREA       |
|  | INDICATES EXTENT AND LOCATION OF EXISTING LANDSCAPE AREA             |
|  | INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)                    |
|  | INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)                     |
|  | INDICATES LINE OF EXISTING FENCE                                     |
|  | INDICATES LINE OF 1800mm CHAINLINK FENCE                             |
|  | INDICATES LINE OF 1220mm CHAINLINK FENCE                             |
|  | INDICATES LINE OF STC 30 VINYL FENCE                                 |
|  | INDICATES LINE OF STC 30 VINYL FENCE W/ VISION PANEL                 |
|  | OR  INDICATES LOCATION OF EXISTING CATCH BASIN                       |
|  | INDICATES LOCATION OF EXISTING MANHOLE                               |
|  | INDICATES LOCATION OF EXISTING FIRE HYDRANT                          |
|  | INDICATES LOCATION OF BUILDING SIAMESE CONNECTION                    |
|  | INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL                |
|  | INDICATES LOCATION OF EXISTING LIGHT STANDARD                        |
|  | INDICATES EXISTING BOLLARD TO BE REMOVED                             |
|  | INDICATES PROPOSED BOLLARD   |
|  | INDICATES EXISTING BOLLARD TO REMAIN                                 |
|  | INDICATES PROPOSED PLAY STRUCTURE - SUPPLIED AND INSTALLED BY OTHER  |
|  | INDICATES PROPOSED SHADE STRUCTURE - SUPPLIED AND INSTALLED BY OTHER |



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SITE PLAN

KANATA BRIGHTPATH DAYCARE

90 MAPLE GROVE ROAD, KANATA, ONTARIO  
BRIGHTPATH

219063

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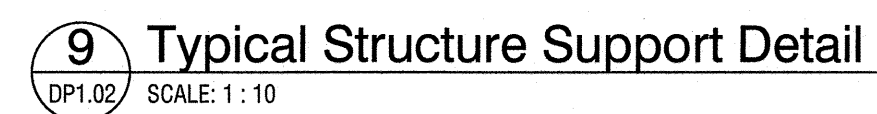
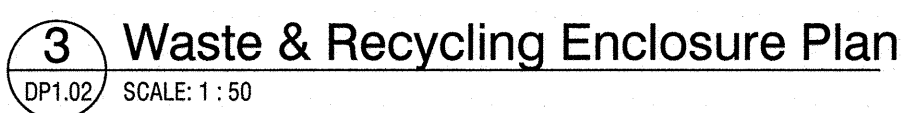
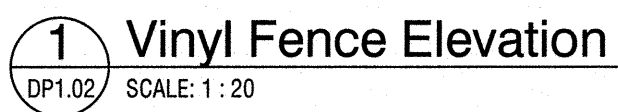
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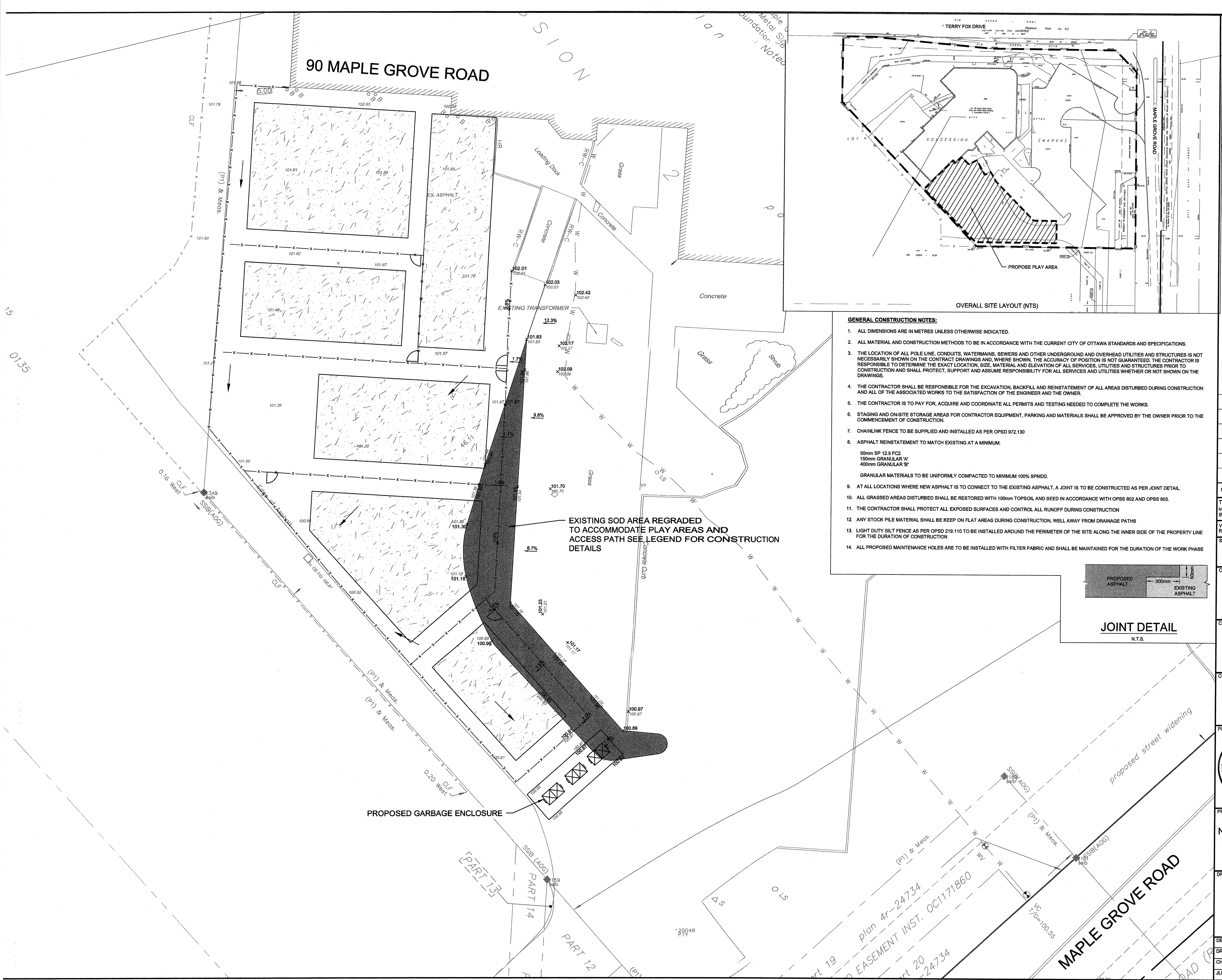
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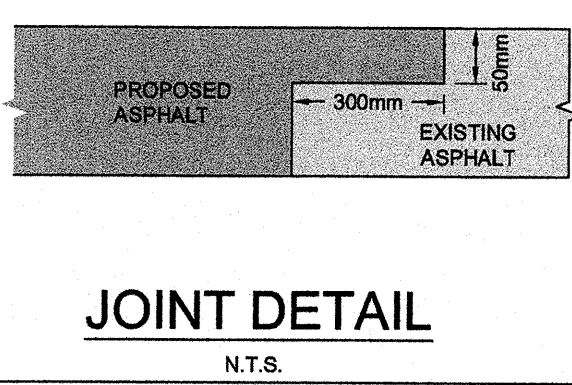








- GENERAL CONSTRUCTION NOTES:**
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE INDICATED.
  - ALL MATERIAL AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
  - THE LOCATION OF ALL POLE LINE, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF POSITION IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL SERVICES, UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL PROTECT, SUPPORT AND ASSUME RESPONSIBILITY FOR ALL SERVICES AND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL OF THE ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND THE OWNER.
  - THE CONTRACTOR IS TO PAY FOR, ACQUIRE AND COORDINATE ALL PERMITS AND TESTING NEEDED TO COMPLETE THE WORKS.
  - STAGING AND ON-SITE STORAGE AREAS FOR CONTRACTOR EQUIPMENT, PARKING AND MATERIALS SHALL BE APPROVED BY THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - CHAINLINK FENCE TO BE SUPPLIED AND INSTALLED AS PER OPSD 972.130
  - ASPHALT REINSTATEMENT TO MATCH EXISTING AT A MINIMUM:  
50mm SP 12.5 FC2  
150mm GRANULAR 'A'  
400mm GRANULAR 'B'  
GRANULAR MATERIALS TO BE UNIFORMLY COMPACTED TO MINIMUM 100% SPMD.
  - AT ALL LOCATIONS WHERE NEW ASPHALT IS TO CONNECT TO THE EXISTING ASPHALT, A JOINT IS TO BE CONSTRUCTED AS PER JOINT DETAIL.
  - ALL GRASSED AREAS DISTURBED SHALL BE RESTORED WITH 100mm TOPSOIL AND SEED IN ACCORDANCE WITH OPSD 802 AND OPSD 803.
  - THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION
  - ANY STOCK PILE MATERIAL SHALL BE KEPT ON FLAT AREAS DURING CONSTRUCTION, WELL AWAY FROM DRAINAGE PATHS
  - LIGHT DUTY SILT FENCE AS PER OPSD 219.110 TO BE INSTALLED AROUND THE PERIMETER OF THE SITE ALONG THE INNER SIDE OF THE PROPERTY LINE FOR THE DURATION OF CONSTRUCTION
  - ALL PROPOSED MAINTENANCE HOLES ARE TO BE INSTALLED WITH FILTER FABRIC AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK PHASE



**KEYPLAN**

**LEGEND:**

- 91.00 CONTOUR (SURVEY PROVIDED BY AOV)
- x92.52 PROPOSED ELEVATION
- 92.49 EXISTING ELEVATION
- PROPOSED WHITE 6 FT VINYL COATED CHAINLINK FENCE
- PLAY AREAS o/w ARTIFICIAL TURF INSTALLED ON ASPHALT PER MANUFACTURER'S INSTRUCTIONS
- GATE FOR PLAY AREA ACCESS
- NEW ASPHALT TO BE INSTALLED FOR PLAY AREA AND ACCESS PATHWAY SHOULD BE CONSTRUCTED TO MATCH EXISTING AS A MINIMUM OR WITH 50mm - WEAR COURSE - SP 12.5, 150mm - OPSS GRANULAR 'A' AND 400mm - OPSS GRANULAR 'B'

**CLIENT COMMENTS**

No.	ISSUE / REVISION	DD/MM/YY
2	CLIENT COMMENTS	16/10/2019
1	ISSUED TO CITY FOR REVIEW - SUBMISSION 1	10/10/2019

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ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

**PROFESSIONAL STAMP**

PROJECT NORTH

**PROJECT:**  
NEW YARD FOR BRIGHTPATH KIDS CORP  
90 MAPLE GROVE ROAD

**DRAWING:**  
GRADING PLAN

DESIGN: AR  
DRAWN: AR  
CHECKED: LJ  
JLR #: 29118.00.1

DRAWING #:  
**G1**

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