

LEGAL DESCRIPTION
REFER TO LEASE AGREEMENT

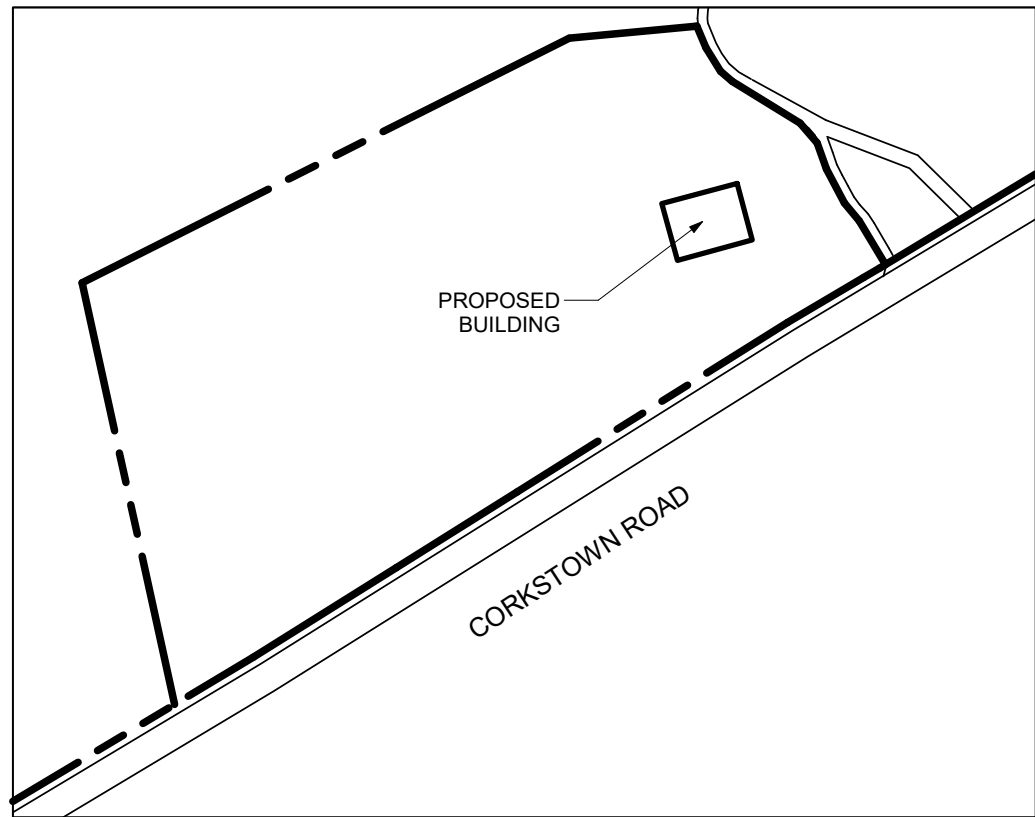
REFERENCE SURVEY
20551-20 CSV P/Lts 3 & 4 C1 OF NP Sketch D1

MUNICIPAL ADDRESS
411 Corkstown Road, Ottawa, ON

SITE AREA	123,467 m ²
BUILDING AREA (OBC)	448.34m ²
GFA (OBC)	728.2m ²
GFA (ZONING BYLAW)	396.7m ²
FOOTPRINT (ZONING BYLAW)	413.16m ²
BUILDING HEIGHT	8.1m 2 STOREYS
ZONE	EP[868]-h
SCHEDULE 1:	AREA C
SCHEDULE 1A:	AREA C

<u>ZONING PROVISION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT WIDTH	NO MIN.	509m
MIN. LOT AREA	NO MIN.	123,467m ²
MIN. FRONT YARD SETBACK	NO MIN.	56m
MIN. CORNER YARD SETBACK	NO MIN.	60m
MIN. REAR YARD SETBACK	NO MIN.	144m
MIN. INTERIOR YARD SETBACK	NO MIN.	417m
MAX. HEIGHT	11m	8.1m
MAX. LOT COVERAGE	15%	3.6%
LANDSCAPED AREA (15% OF PARKING)	33m ²	2521m ²

<u>PARKING QUEUING + LOADING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING SPACES (2 per 100m ² GFA)	8	8
ACCESSIBLE PARKING (1 per 12 spaces)	1	1
BICYCLE PARKING (1 per 1500m ² GFA)	1	1
REFUSE COLLECTION	YES	YES
GARBAGE COLLECTION	--	12 m ²



2 KEY PLAN
A.100 | N.T.S.

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 1 GARBAGE AREA
- 2 HIGH BUND WITH VEGETATED FLOW SPREADER ALONG EDGE OF PATH
- 3 STONEDUST FOOTPATH
- 4 GRAVEL ACCESS ROAD
- 5 TIERED DECK WITH PLANTING AND GUARDS
- 6 BARRIER FREE PARKING SIGN
- 7 ROOF ABOVE
- 8 BICYCLE PARKING (0.6m x 1.8m)
- 9 1525mm WIDE DECK AROUND BUILDING PERIMETER
- 10 FIRE ACCESS ROUTE
- 11 RAIN BARREL
- 12 INFILTRATION SWALE
- 13 EXTERIOR BOLLARD LIGHTING - REFER TO ELECTRICAL

SITE PLAN LEGEND:

- EXISTING BUILDING
- GRAVEL
- CONCRETE PAD
- ASPHALT PAVING
- STONE DUST
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- CATCH BASIN
- EXISTING CATCH BASIN
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING

- EXISTING CONIFEROUS TREE
REFER TO LANDSCAPE
- EXISTING DECIDUOUS TREE
REFER TO LANDSCAPE
- NEW PLANTING
REFER TO LANDSCAPE

CSV ARCHITECTS

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1 05/13/2020 ISSUED FOR SITE PLAN CONTROL
REV DATE ISSUE



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CLIENT

Andrew Fleck Children's Services
OTTAWA
ONTARIO, CANADA

PROJECT

Forest and Nature School

411 Corkstown Rd, Ottawa, ON

TITLE

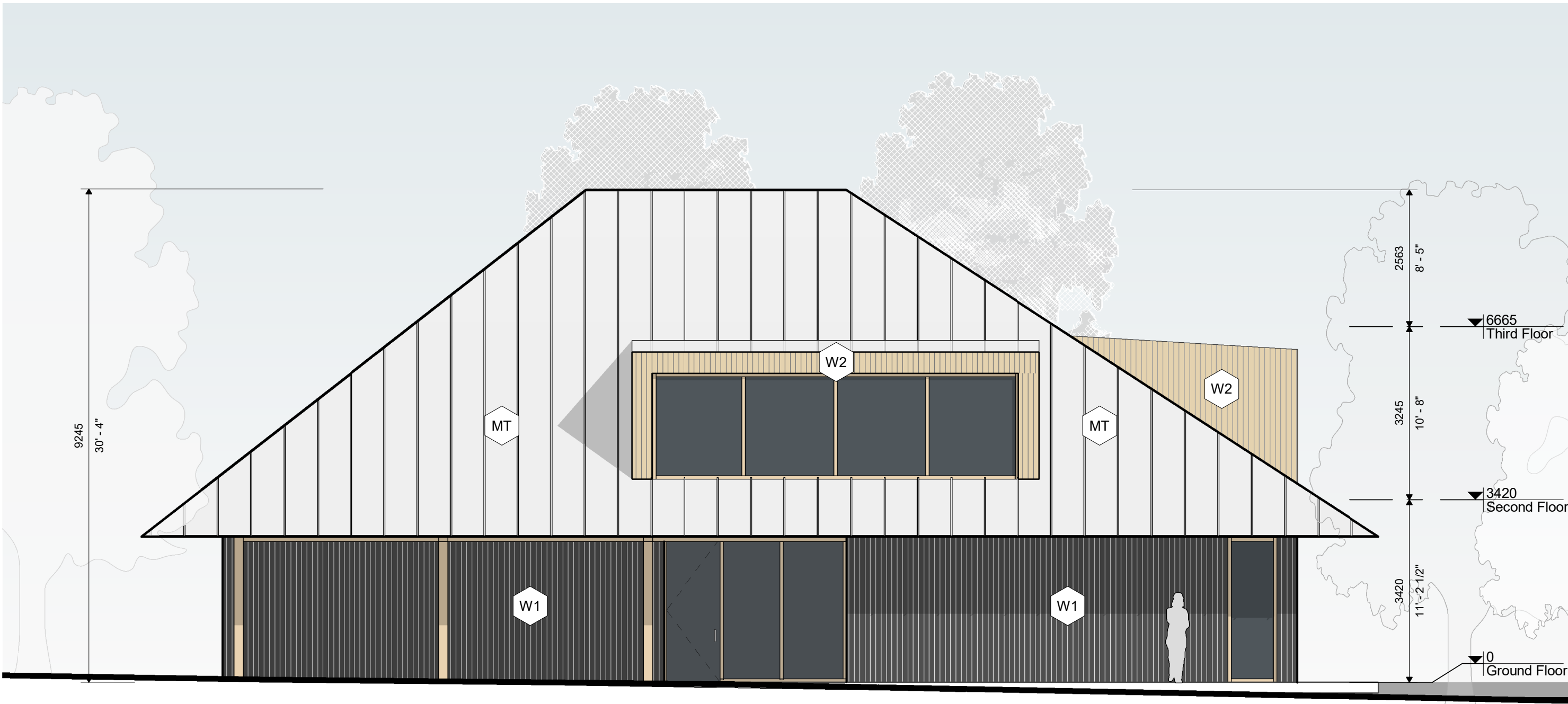
SITE PLAN

PROJECT NO: 181930
DRAWN: MBH
APPROVED: JS
SCALE: As indicated

REV DRAWING NO.

1

A.100



1 EAST ELEVATION
A.301 | 1:75



2 NORTH ELEVATION
A.301 | 1:75

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
	W1	PRE-FINISHED WOOD SIDING
	W2	PRE-FINISHED WOOD SIDING
	MT	STANDING SEAM METAL ROOF

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Andrew Fleck Children's Services
OTTAWA
ONTARIO, CANADA

PROJECT

Forest and Nature School

411 Corkstown Rd, Ottawa, ON

TITLE

NORTH & EAST ELEVATIONS

PROJECT NO:	181930
DRAWN:	Author
APPROVED:	Approver
SCALE:	As indicated
DATE PRINTED:	5/12/2020 1:59:50 PM

REV	DRAWING NO.
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A.301

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ONTARIO, CANADA

PROJECT

Forest and Nature
School

411 Corkstown Rd, Ottawa, ON

TITLE

SOUTH & WEST
ELEVATIONS

PROJECT NO: 181930
DRAWN: Author
APPROVED: Approver
SCALE: As indicated
DATE PRINTED: 5/12/2020 2:00:01 PM

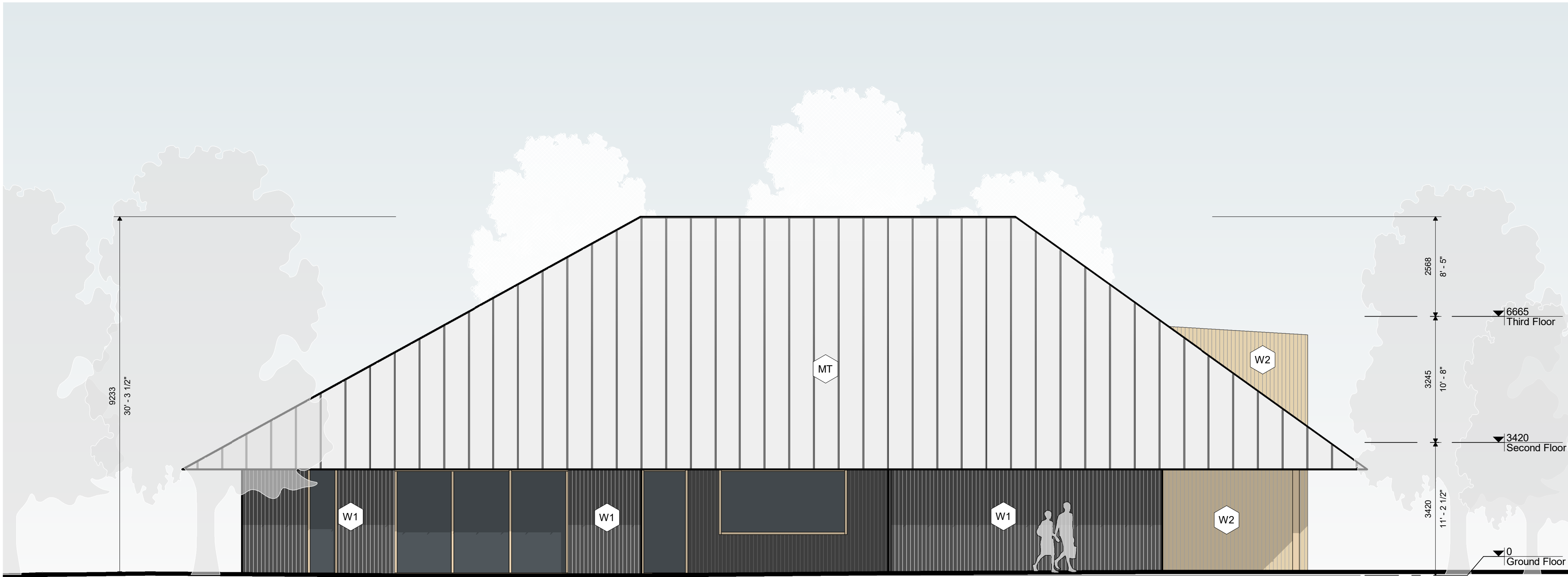
REV DRAWING NO.

1 A.302

ELEVATION LEGEND:

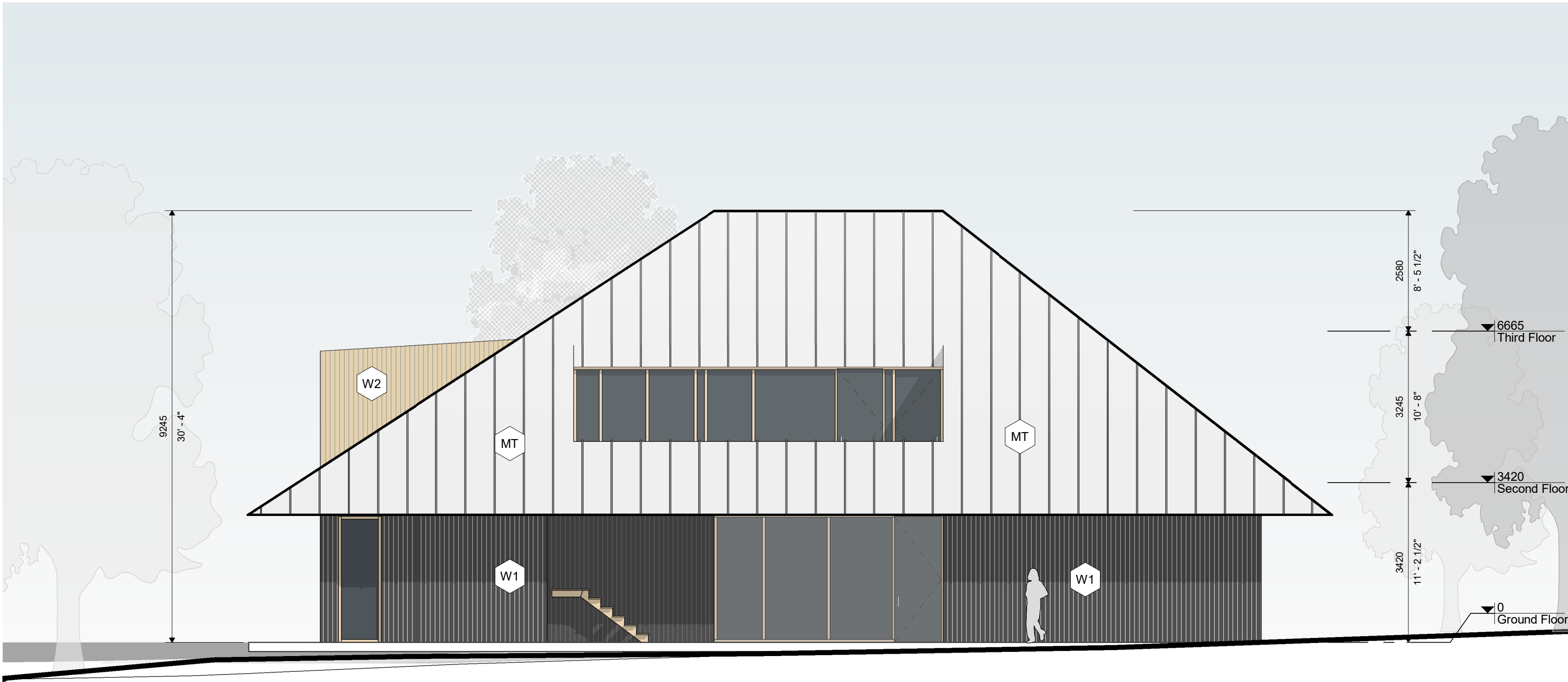
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1 SOUTH ELEVATION

A.302 1:75



2 WEST ELEVATION

A.302 1:75