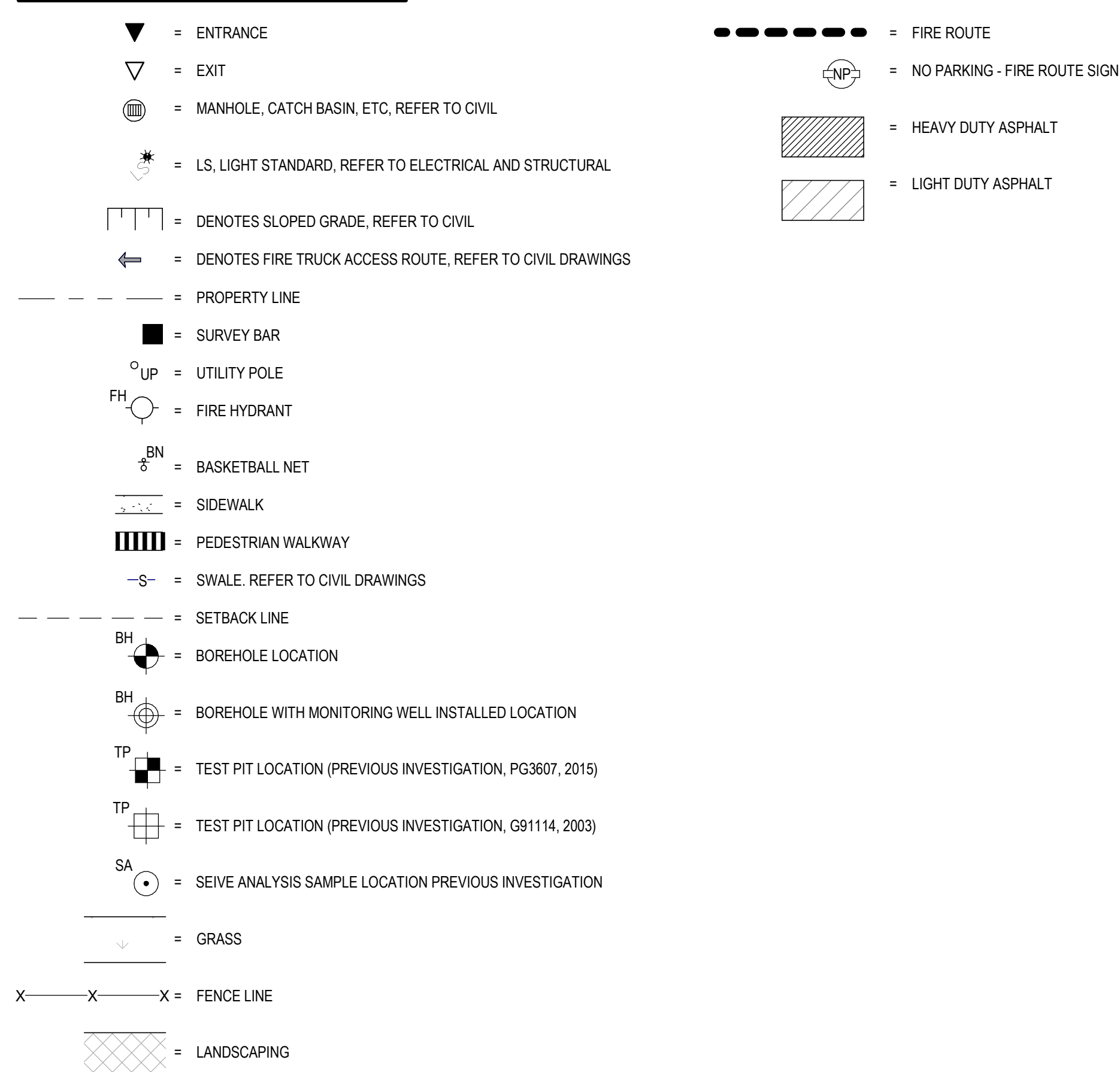


**SITE PLAN SYMBOLS LEGEND**



**GENERAL SITE PLAN NOTES**

0. BC 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.
0. BC 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 1220 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 SOIL. ALL REMAINING AREAS NOT SLATED FOR SOIL 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 OBC 3.2.5.16 (2).
- LEGAL SURVEY BOUNDARIES AND TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY, BLOCK 261, REGISTERED PLAN 48-1658, DATED JULY 16, 2021, FROM THE OFFICE OF ANNS, 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) = 12 PORTABLES X 1.5 = 18 <b>TOTAL PARKING REQUIRED = 55</b> <b>TOTAL PARKING PROVIDED = 58</b> BARRIER-FREE PARKING SPACES REQUIRED = 3 BARRIER-FREE PARKING SPACES PROVIDED = 3 <b>TOTAL PARKING PROVIDED = 61</b>	
<b>ZONING</b> = I1A / R2YY - MINOR INSTITUTIONAL, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE YY	<b>REQUIREMENT</b>	<b>PROPOSED</b>	FIRE TRUCK ACCESS ROUTE IS FROM COUNTY ROAD CORE DRIVE AND SHALL CONFORM TO OBC 2012 - 3.2.5.4, 3.2.5.6 AND 3.2.5.6		
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 = 302 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	<b>BUILDING AREA</b>		
MINIMUM FRONT YARD: SEC. 170, TABLE 170A (c)	6.0m	6.0m	SITE AREA = 24,333m²		
MINIMUM REAR YARD: SEC. 170, TABLE 170A (d)	6.0m	± 97.62m	<b>PARCEL IDENTIFICATION NUMBER</b>		
MINIMUM EXTERIOR SIDE YARD:	NO REQUIREMENT	-	PIN: 0492-2105-853m³		
MINIMUM INTERIOR SIDE YARD: SEC. 170, TABLE 170A (h)	3.0m	32.75m			
MINIMUM CORNER SIDE YARD: SEC. 170, TABLE 170A (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 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. SEE CALCULATION ABOVE			
MINIMUM NUMBER OF BICYCLE PARKING SPACES: SEC. 111, TABLE 111A (g)	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			

1345 ROSEMOUNT AVENUE  
CORNWALL, ONTARIO, CANADA, K6J 5E5  
PHONE: (613) 933-0044 FAX: (613) 936-0335 | WWW.ARCHITECTURE49.COM

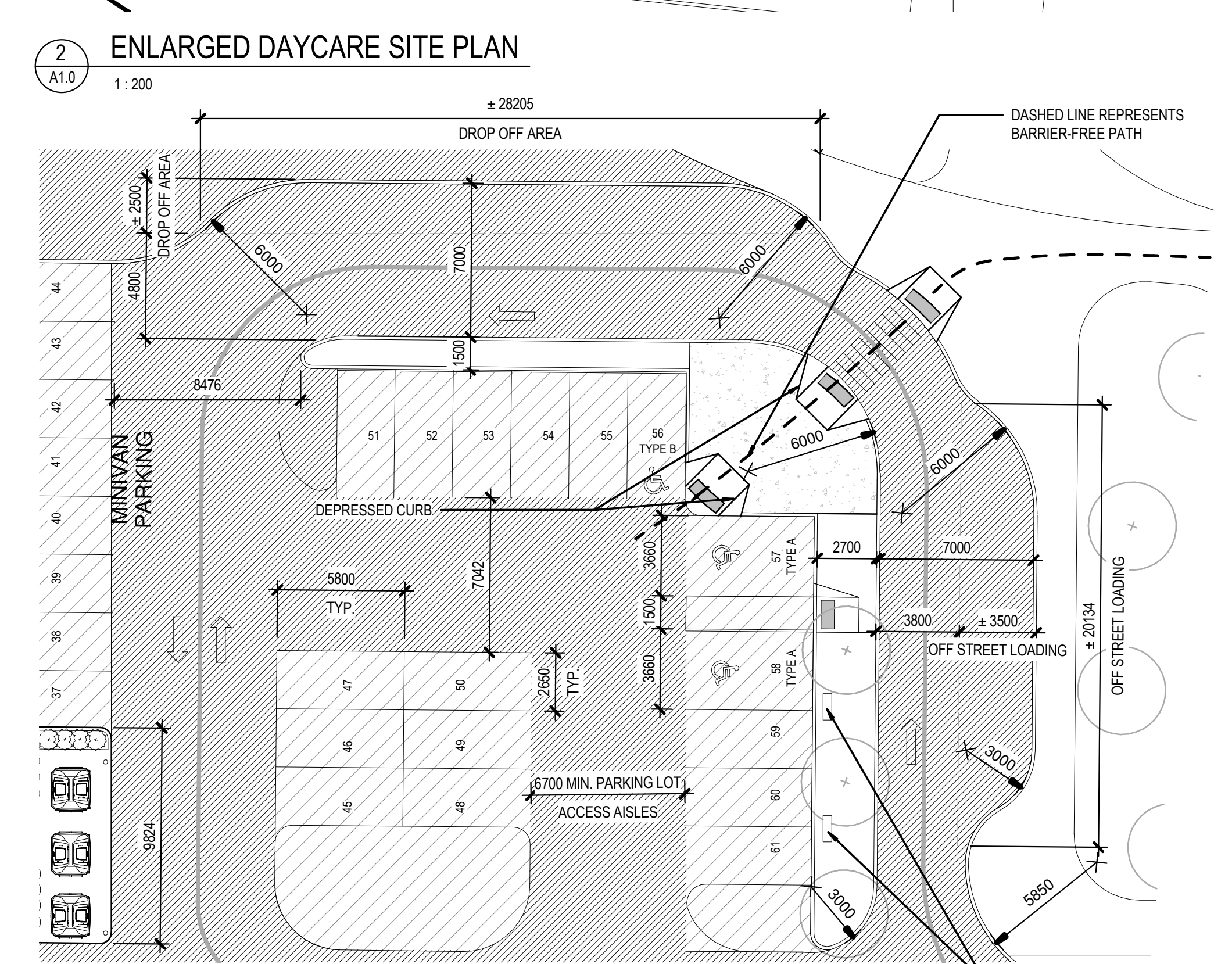
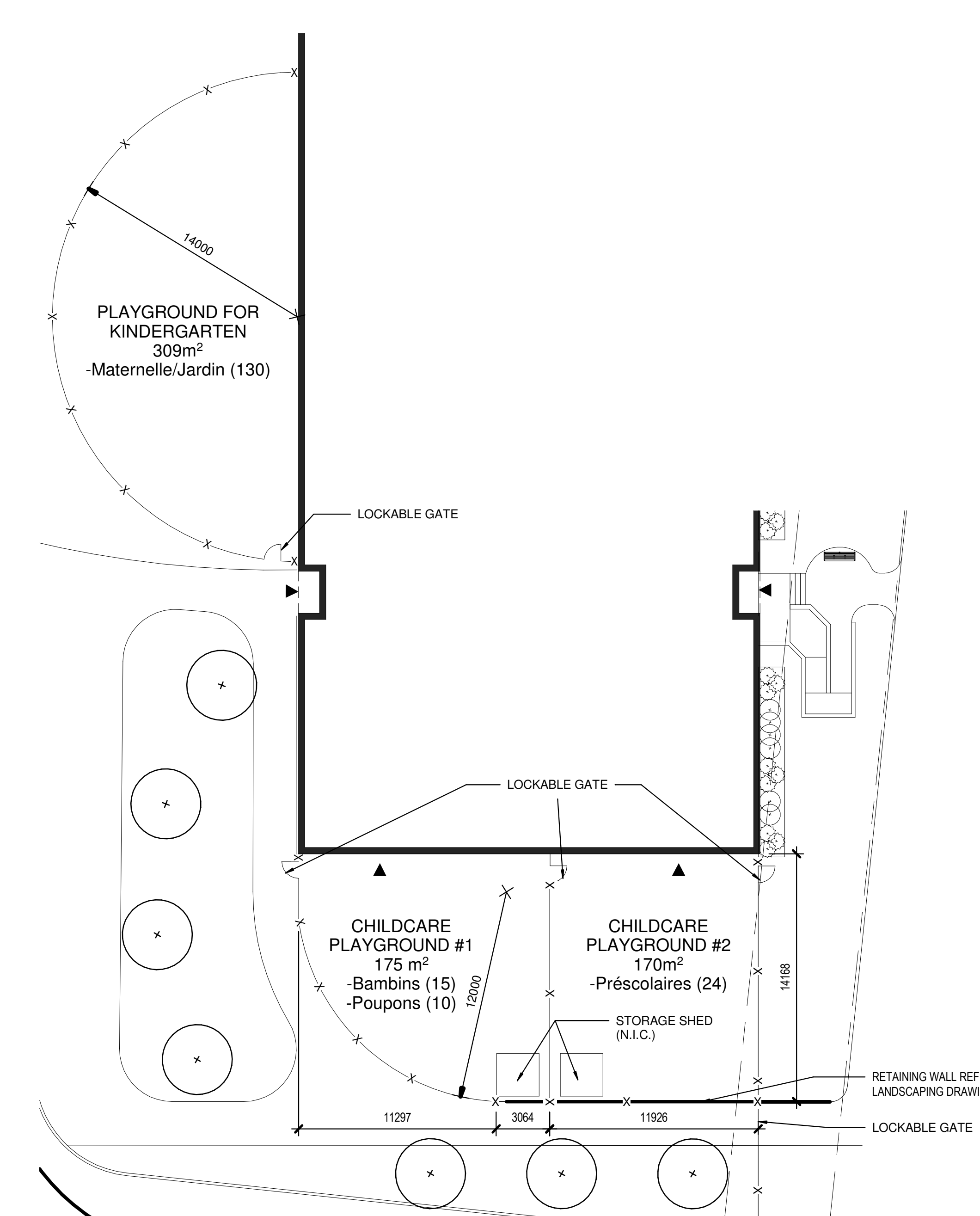
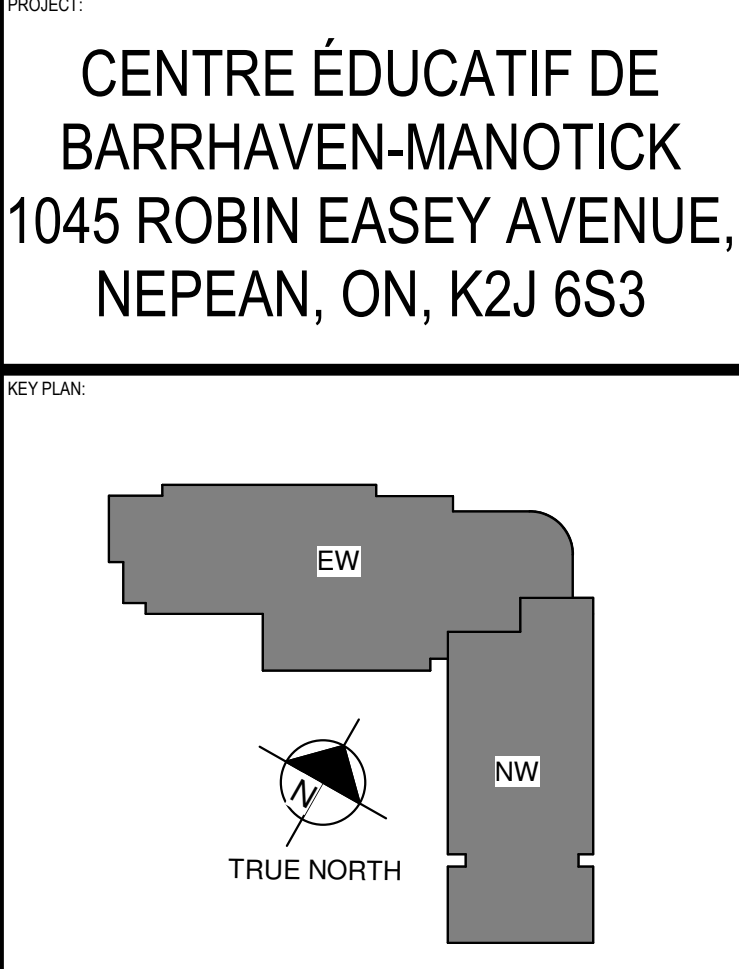
CONSULTANT - SUB CONSULTANT  
**WSP**  
300-2611 QUEENSWAY DRIVE  
OTTAWA, ONTARIO, CANADA K2B 8K2  
PHONE: (613) 820-3000 | WWW.WSP.COM

CONSULTANT - SUB CONSULTANT

CLIENT: **Conseil des écoles publiques de l'Est de l'Ontario**  
2645 Blvd. St. Laurent Ottawa, ON K1G 0G3 Tel: 613-762-8960 Fax: 613-768-3000

PROJECT: **CENTRE ÉDUCATIF DE BARRHAVEN-MANOTICK**  
1045 ROBIN EASEY AVENUE,  
NEPEAN, ON, K2J 6S3

DATE: 22 JUL 2022  
SCALE: 1:400  
DRAWN BY: JAC  
CHECKED BY: MND  
DISCIPLINE: ARCHITECTURAL  
TITLE: GENERAL SITE PLAN  
PROJECT NUMBER: 219-2007-14-01  
DATE: JULY 2022  
IF THIS BAR IS NOT SHOWING, PLEASE RE-CHECK YOUR PLOTTING SCALE



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