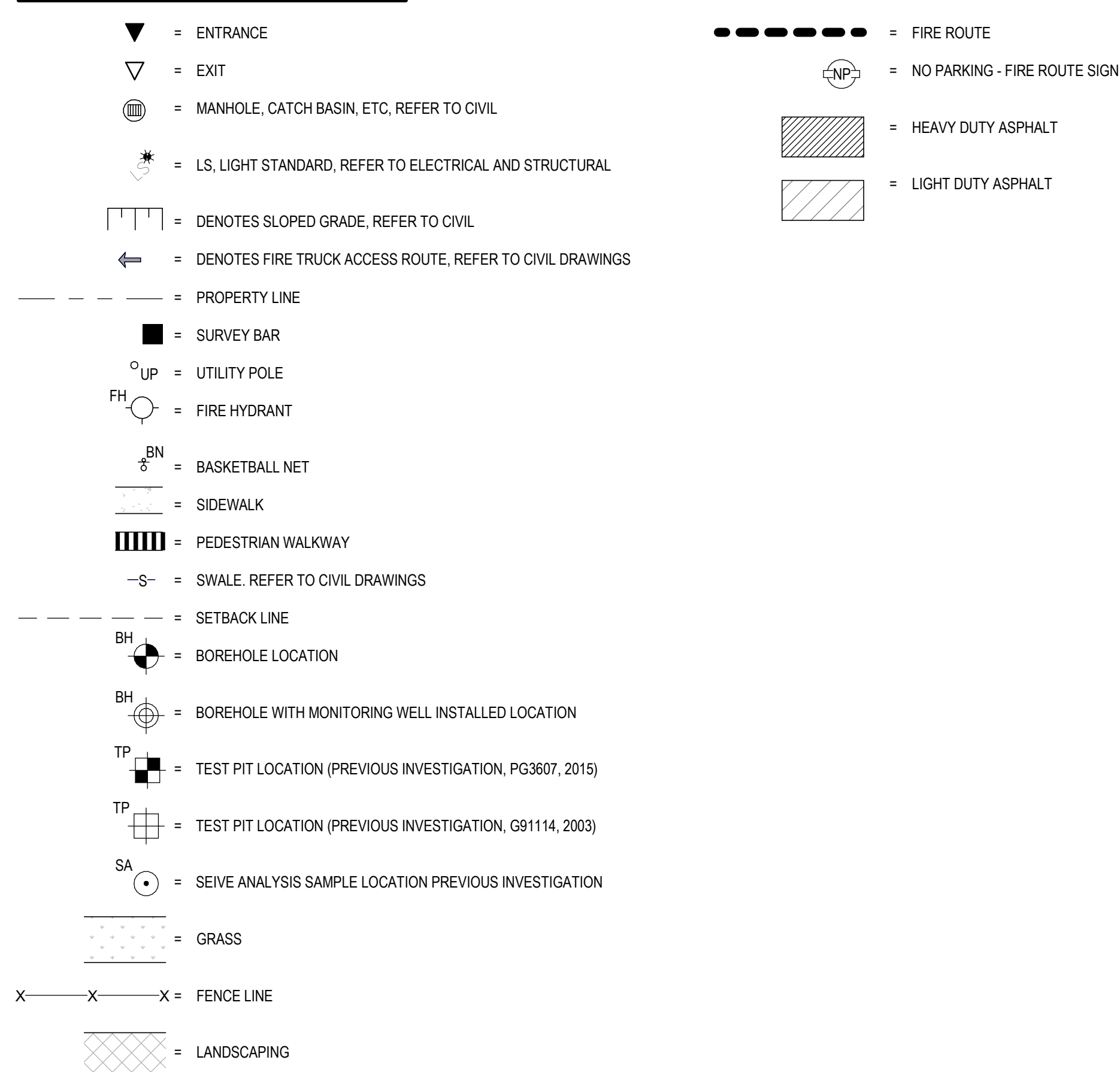


SITE PLAN SYMBOLS LEGEND



GENERAL SITE PLAN NOTES

- 0BC 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.
- 0BC 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 120 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 SOD. ALL REMAINING AREAS NOT SLATED FOR SOD 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 0BC 3.2.5.16 (2).
- LEGAL SURVEY BOUNDARIES AND TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY, BLOCK 261, REGISTERED PLAN 48-1859, DATED JULY 16, 2021, FROM THE OFFICE OF JAMES 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 TOTAL PARKING REQUIRED = 55 TOTAL PARKING PROVIDED = 58 BARRIER-FREE PARKING SPACES REQUIRED = 3 BARRIER-FREE PARKING SPACES PROVIDED = 3 TOTAL PARKING PROVIDED = 61 | |
| ZONING = I1A / R3YY - MINOR INSTITUTIONAL, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE YY | | REQUIREMENT | PROPOSED | BUILDING AREA | |
| 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 = 300 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 | SITE AREA | |
| MINIMUM FRONT YARD, R3YY(25/27) IN ACCORDANCE WITH SECTION 269(a)) | | 3.75m | 6.0m | SITE AREA = 24,333m² | |
| MINIMUM REAR YARD, SEC. 170, TABLE 170A (d) | | 7.5m | ± 97.62m | PARCEL IDENTIFICATION NUMBER | |
| MINIMUM EXTERIOR SIDE YARD | | NO REQUIREMENT | - | PIN 0492-2105.853m³ | |
| MINIMUM INTERIOR SIDE YARD, SEC. 170, TABLE 170A (e) | | 7.5m | 32.75m | | |
| MINIMUM CORNER SIDE YARD, SEC. 170, TABLE 170A (f) | | 4.5m | 8.01m | | |
| MINIMUM LANDSCAPED OPEN SPACE | | NO REQUIREMENT | 50% WITH PARKING LOT | | |
| MAXIMUM LOT COVERAGE | | NO REQUIREMENT | 152% 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 | 3, INCLUDING 1 TYPE A SPACE | | |
| | | NO. OF ACCESSIBLE PARKING SPACES - 3 | 2 TYPE B SPACES | | |
| | | | SEE CALCULATION ABOVE | | |
| MINIMUM NUMBER OF BICYCLE PARKING SPACES, SEC. 111, TABLE 111A (e) | | 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 | | |

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CONSULTANT - SEE CONSULTANT

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CONSULTANT - SEE CONSULTANT

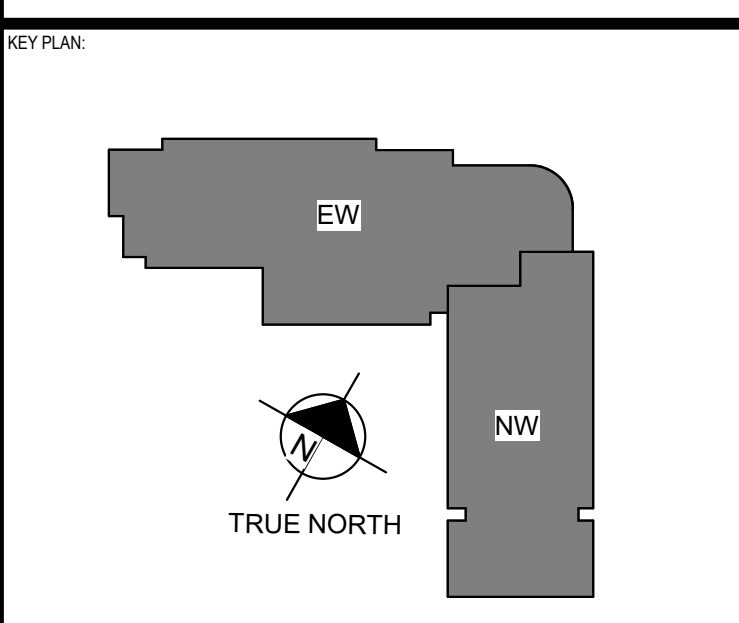
CLIENT: **Conseil des écoles publiques de l'Est de l'Ontario**

2045 Blvd. St. Laurent Ottawa, ON K1G 5G3 Tel: 613-742-8860 Fax: 613-742-8860

CLIENT REF. #

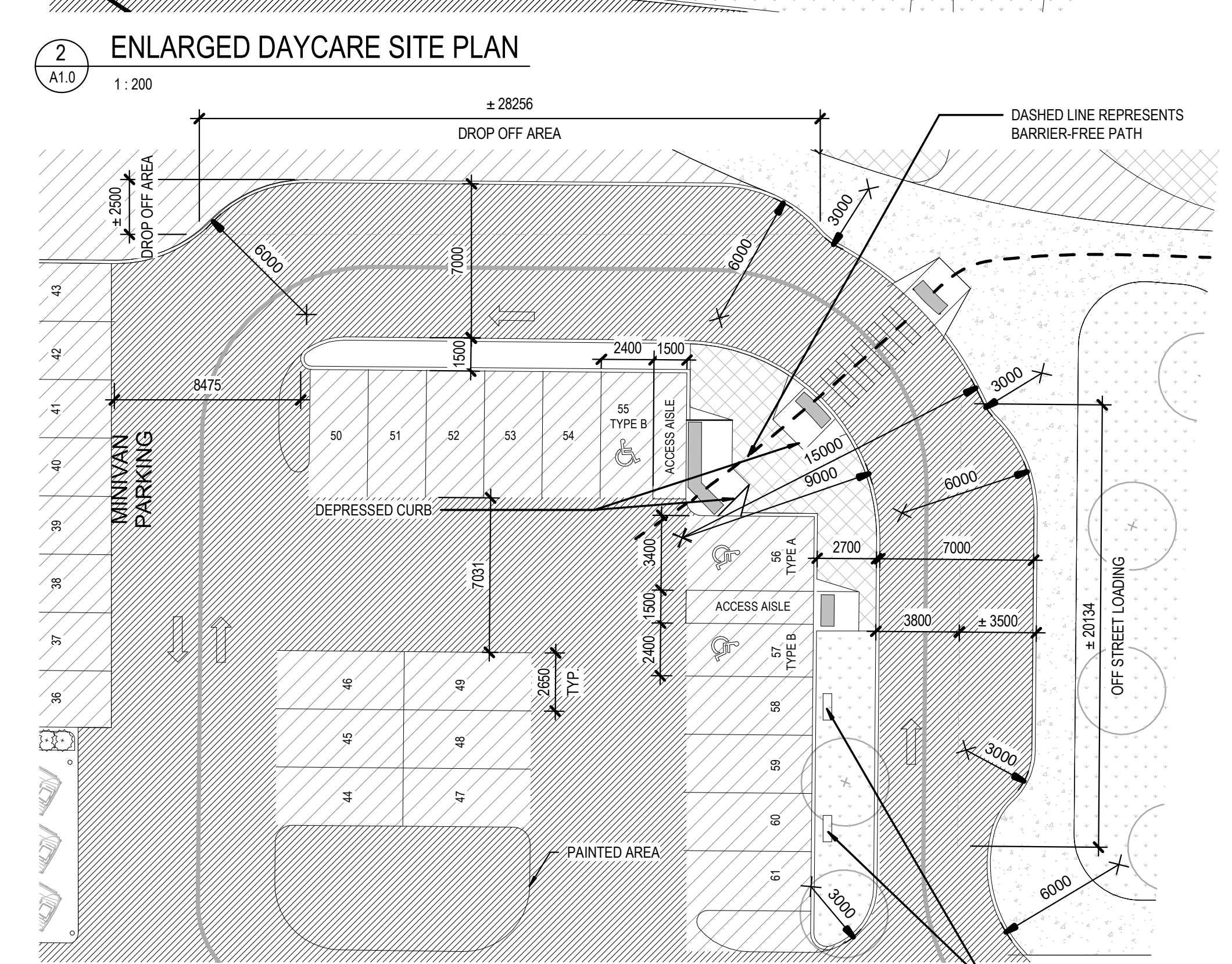
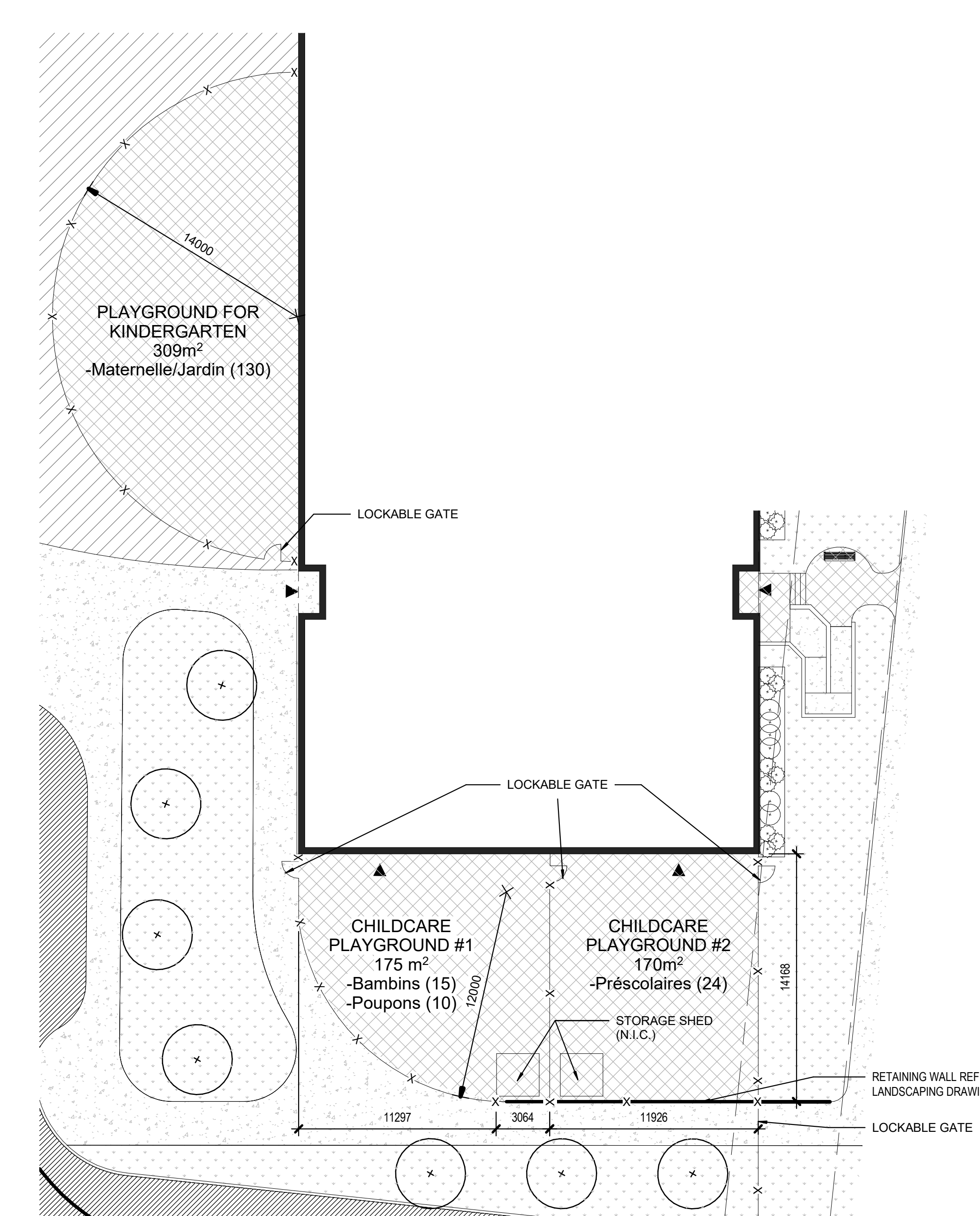
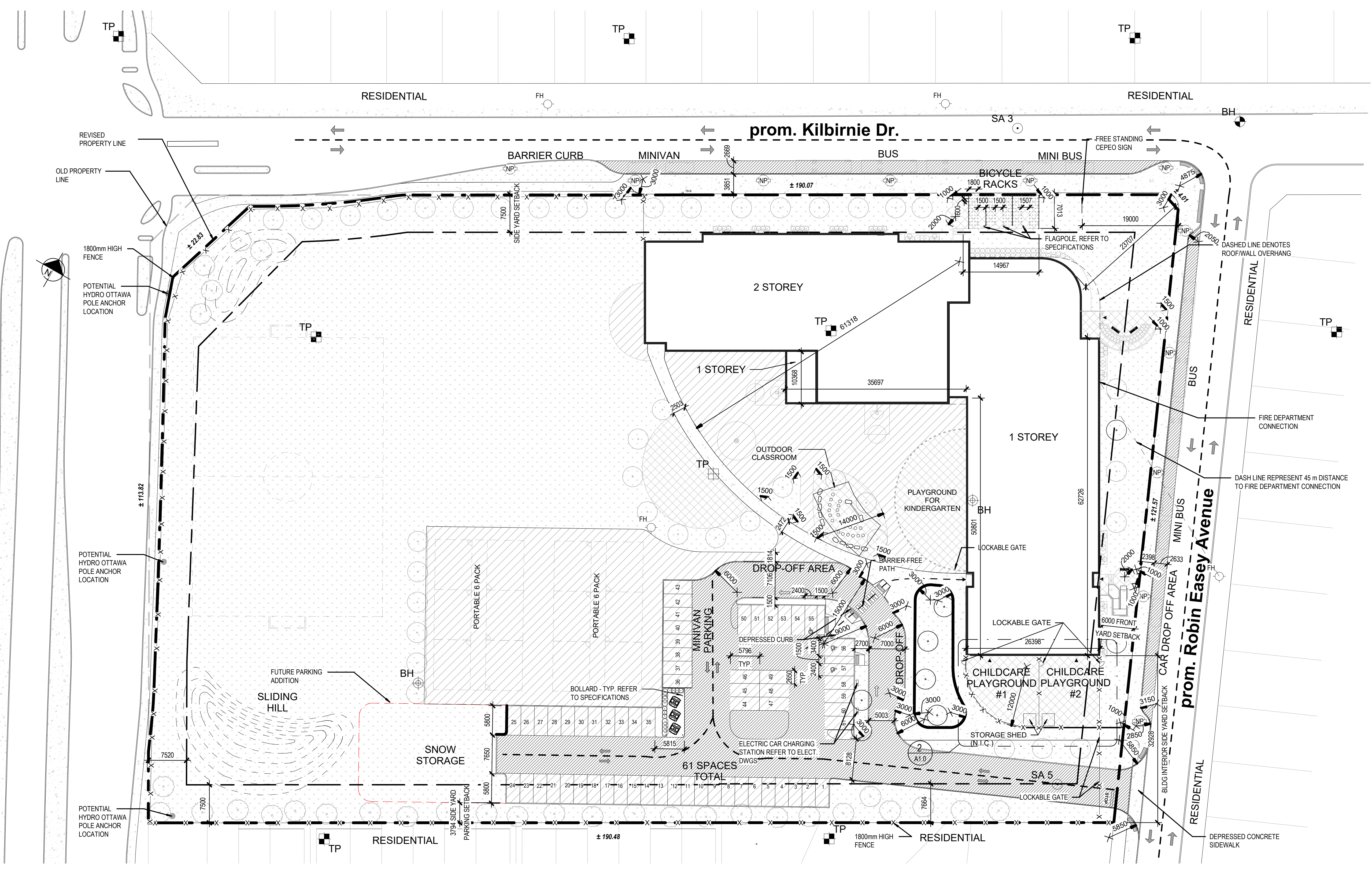
PROJECT:

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



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DESIGNED FOR: REVIEWER



1 GENERAL SITE PLAN
1:400

2 ENLARGED DAYCARE SITE PLAN
1:200

3 ENLARGED DROP OFF PLAN
1:200

| NO. | DATE | DESCRIPTION |
|-----|-------------|------------------------------|
| 14 | 17 OCT 2022 | UPDATED PER CITY COMMENTS |
| 13 | 02 SEP 2022 | UPDATED PER CITY COMMENTS |
| 12 | 22 JUL 2022 | SITE PLAN CONTROL |
| 11 | 26 SEP 2021 | ISSUED FOR CONSTRUCTION |
| 10 | 07 JUL 2022 | ISSUED FOR SITE PLAN CONTROL |
| 9 | 16 JUN 2022 | A49 ADDENDUM 1 |
| 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 | 18 NOV 2021 | ISSUED FOR 65% CD REVIEW |
| 3 | 24 SEP 2021 | ISSUED FOR 60% CD REVIEW |
| 2 | 27 AUG 2021 | RE-ISSUED FOR 30% CD REVIEW |
| 1 | 04 AUG 2021 | 30% CD REVIEW |

| | | | |
|-----------------|---------------|--|-------------------|
| PROJECT NO: | 219-00014-01 | DATE: | OCT 2022 |
| FORMAL SCALE: | As Indicated | IF THE BAR IS NOT SHOWN, SCALE IS AS INDICATED | |
| DESIGNED BY: | JC | DRAWN BY: | NM/SD/AS |
| CHECKED BY: | MMG | CREATED BY: | MMG |
| DISCIPLINE: | ARCHITECTURAL | TITLE: | GENERAL SITE PLAN |
| PROJECT NUMBER: | A1.0 | DATE OF: | 17 OCT 2022 |

D07-12-22-0060
Plan #18739