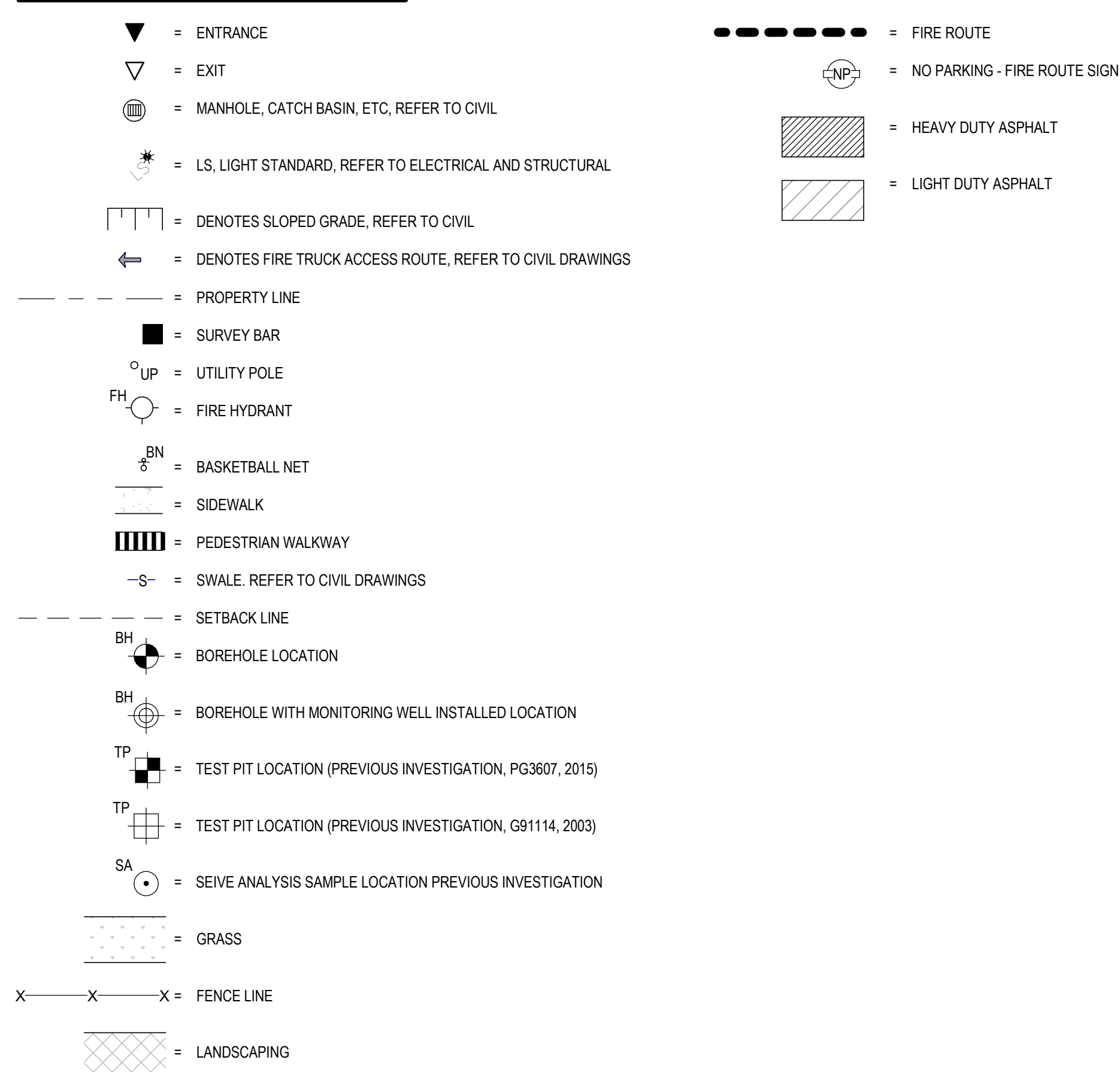


SITE PLAN SYMBOLS LEGEND



GENERAL SITE PLAN NOTES

- 08C 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.
- 08C 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 SOO. ALL REMAINING AREAS NOT SLATED FOR SOO 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 08C 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 100m ² OF DAYCARE GROSS FLOOR AREA (300m ²) = 12 12 PORTABLES X 1.5 = 18 TOTAL PARKING REQUIRED = 58 TOTAL PARKING PROVIDED = 58 BARRIER-FREE PARKING SPACES REQUIRED = 3 BARRIER-FREE PARKING SPACES PROVIDED = 3 TOTAL PARKING PROVIDED = 61	
ZONING = I1A / R33Y - MINOR INSTITUTIONAL, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE YY	REQUIREMENT	PROPOSED	FIRE TRUCK ACCESS ROUTE IS FROM COUNTY ROAD KILBIRNIE DRIVE AND SHALL CONFORM TO 08C 2012 - 3.2.5.4, 3.2.5.5 AND 3.2.5.6		
MINIMUM LOT AREA, SEC. 170, TABLE 170A (b)	400m ²	24,309m ²	THE GFA FOR THE SCHOOL IS AS FOLLOWS: FIRST FLOOR = 3,329 m ² (EXCLUDING DAYCARE) DAYCARE = 300 m ² TOTAL BUILDING FOOTPRINT = 3,689m ² + SECOND FLOOR = 1,092 m ² TOTAL AREA = 4,781 m ²		
MINIMUM LOT FRONTAGE, SEC. 170, TABLE 170A (a)	15.0m	± 121.57m	BUILDING AREA		
MINIMUM FRONT YARD, SEC. R33Y(257) IN ACCORDANCE WITH SECTION 269(a))	3.75m	6.0m	SITE AREA		
MINIMUM REAR YARD, SEC. 170, TABLE 170A (d)	7.5m	± 97.62m	SITE AREA = 24,333m ²		
MINIMUM EXTERIOR SIDE YARD	NO REQUIREMENT	-	PARCEL IDENTIFICATION NUMBER		
MINIMUM INTERIOR SIDE YARD, SEC. 170, TABLE 170A (e)	7.5m	32.75m	PIN 0492-2105.853m ²		
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	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 m ² 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, INCLUDING: 1 TYPE A SPACE 2 TYPE B SPACES SEE CALCULATION ABOVE			
MINIMUM NUMBER OF BICYCLE PARKING SPACES, SEC. 111, TABLE 111A (e)	SCHOOL: 1 PER 100m ² OF GFA OFFICE: 4421/100 = 44.21 ROUNDED TO 45 DAY CARE: 1 PER 250m ² OF GFA = 30 TOTAL = 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			

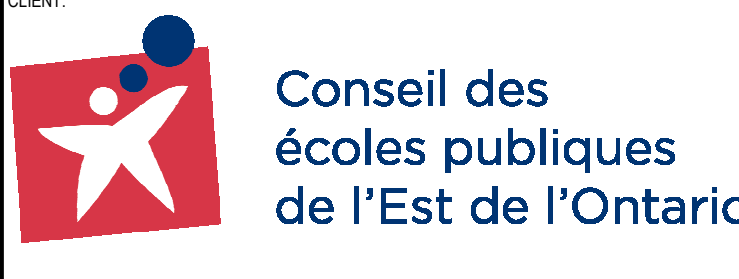
1345 ROSEMOUNT AVENUE
OTTAWA, ONTARIO, CANADA K2B 3E5
PHONE: (613) 933-0044 FAX: (613) 936-0333 | WWW.ARCHITECTURE49.COM



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

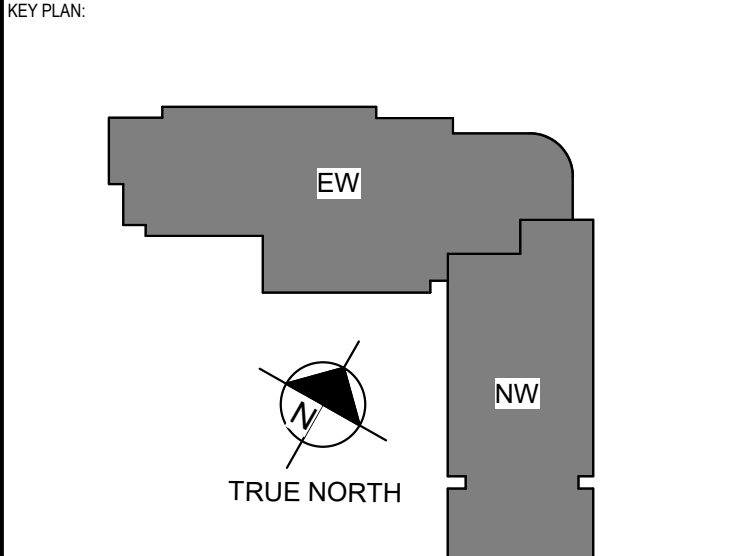
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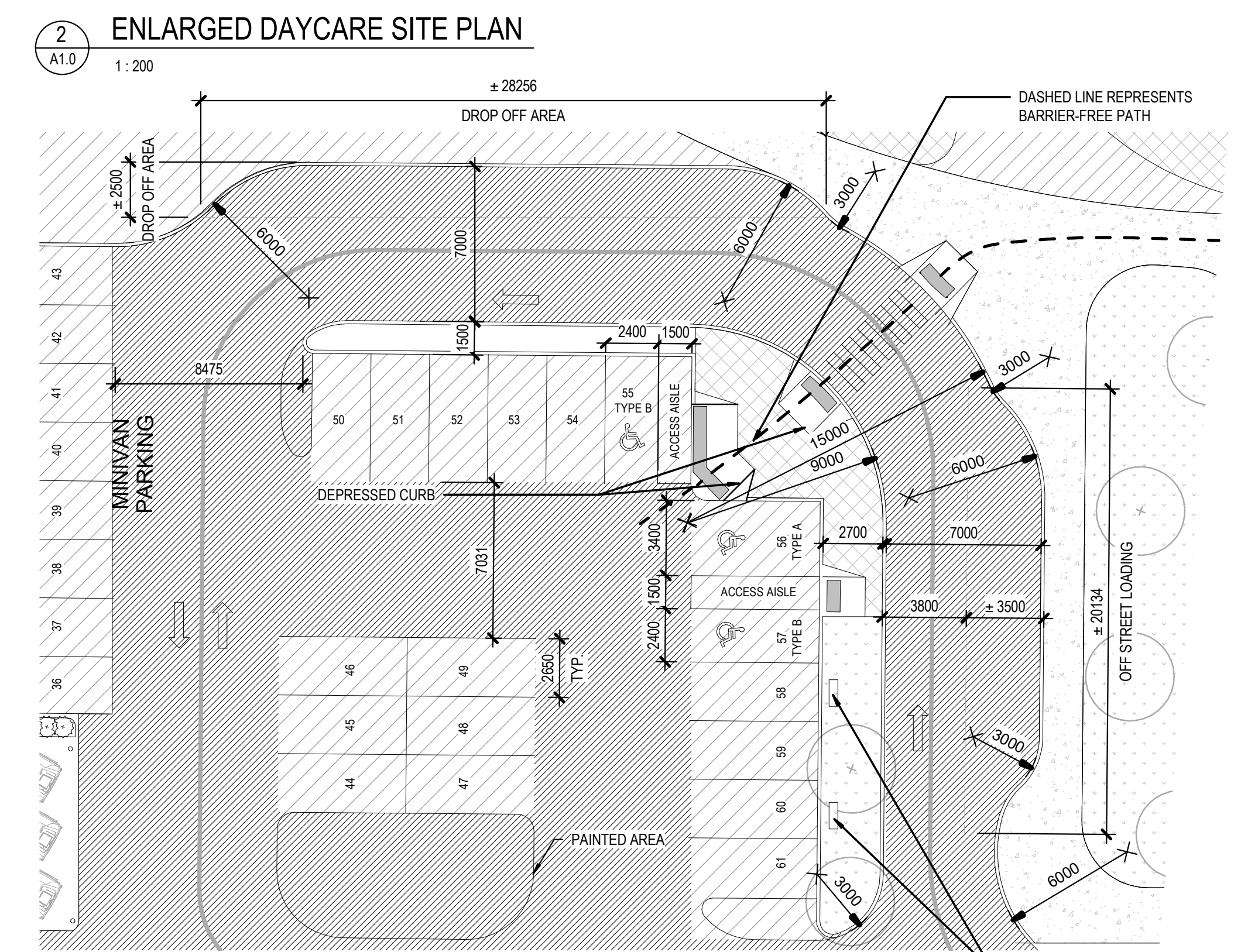
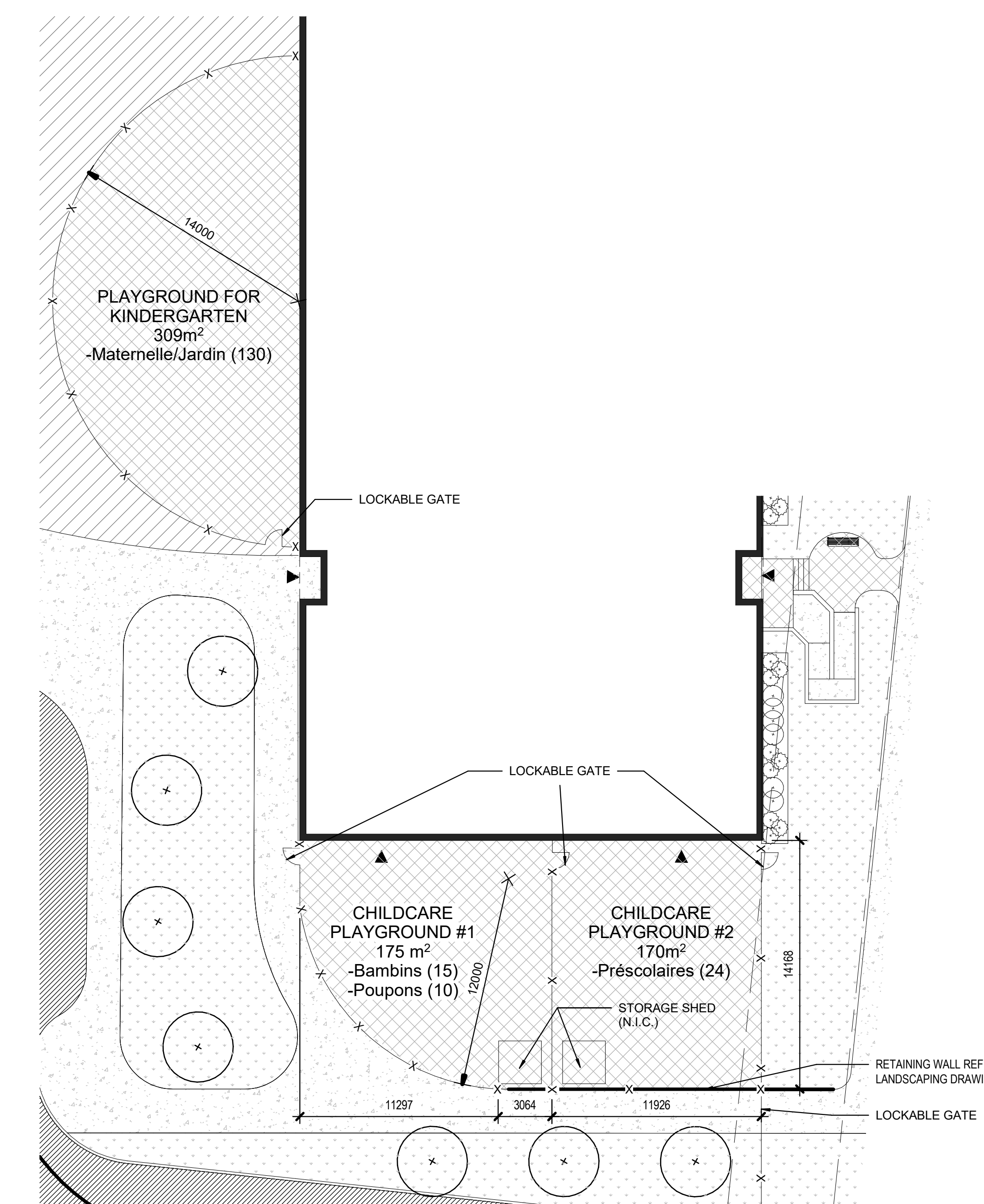
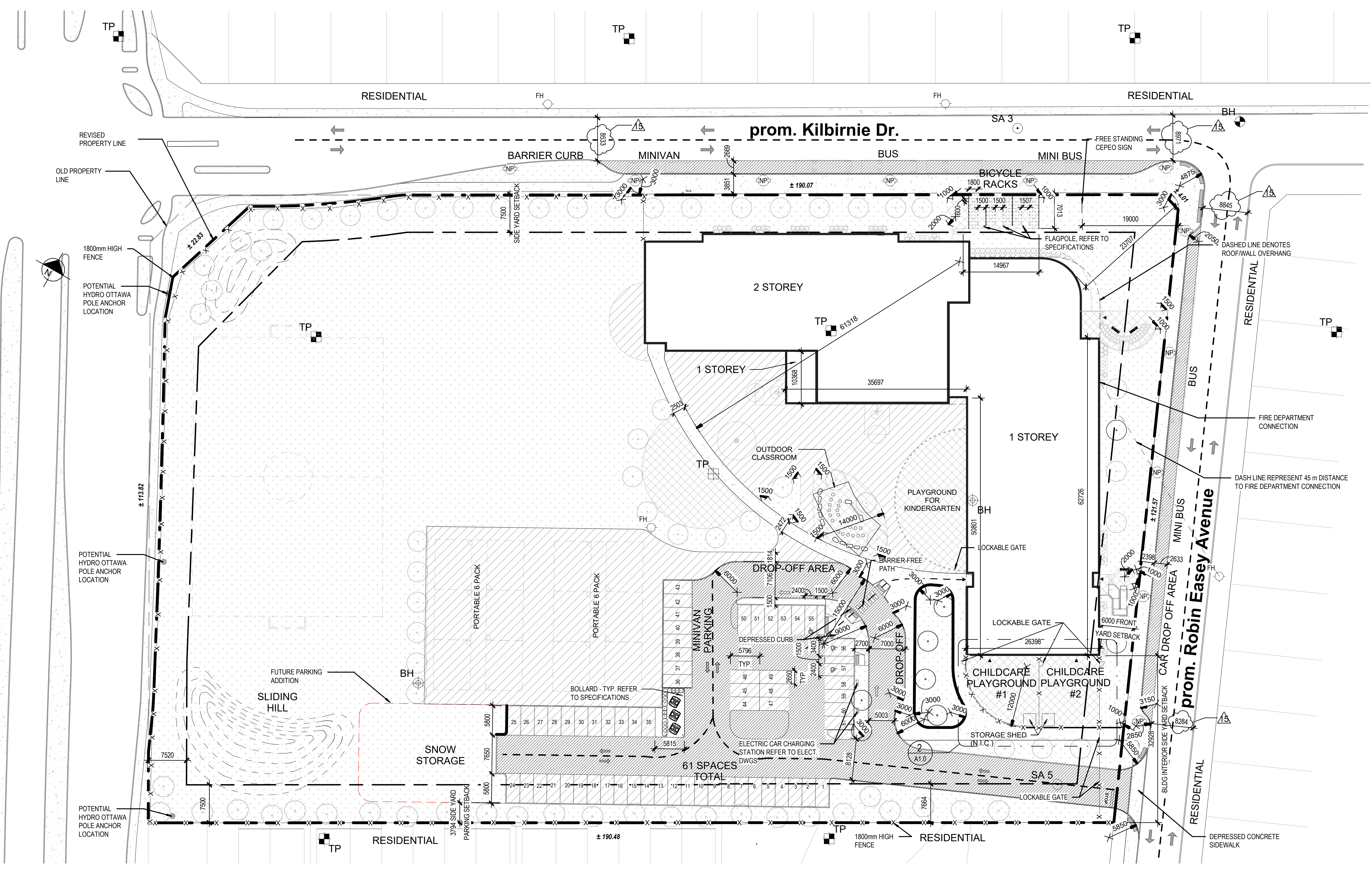
2045 Blvd. St. Laurent Ottawa, ON K1G 5G3 Tel: 613-742-8960 Fax: 613-742-8960

CENTRE ÉDUCATIF DE BARRHAVEN-MANOTICK
1045 ROBIN EASEY AVENUE,
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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
1	04 AUG 2021	30% CD REVIEW
2	27 AUG 2021	RE-ISSUED FOR 30% CD REVIEW
3	24 SEP 2021	ISSUED FOR 60% CD REVIEW
4	18 NOV 2021	ISSUED FOR 60% CD REVIEW
5	18 NOV 2021	ISSUED FOR 60% CD REVIEW
6	14 JAN 2022	ISSUED FOR 99% CD REVIEW
7	21 MAR 2022	ISSUED FOR BID AND PERMIT
8	31 MAR 2022	ISSUED FOR SITE PLAN CONTROL
9	16 JUN 2022	ISSUED FOR SITE PLAN CONTROL
10	07 JUL 2022	ISSUED FOR SITE PLAN CONTROL
11	26 SEP 2022	ISSUED FOR CONSTRUCTION
12	22 JUN 2022	SITE PLAN CONTROL
13	02 SEP 2022	UPDATED PER CITY COMMENTS
14	17 OCT 2022	UPDATED PER CITY COMMENTS
15	02 NOV 2022	UPDATED PER CITY COMMENTS

PROJECT NO.	219-00014-01	DATE	NOV 2022
PROJECT SCALE	As indicated	IF THE BAR IS NOT SHOWN, SCALE IS YOUR PLOTTING SCALE	
DESIGNED BY	JC		
DRAWN BY	NM/SD/AS		
CHECKED BY	MMG		
DISCIPLINE	ARCHITECTURAL		
TITLE	GENERAL SITE PLAN		
PROJECT NUMBER	A1.0		
DATE OF	02 NOV 2022		

D07-12-22-0060
Plan #18739
UPDATED PER CITY COMMENTS
15