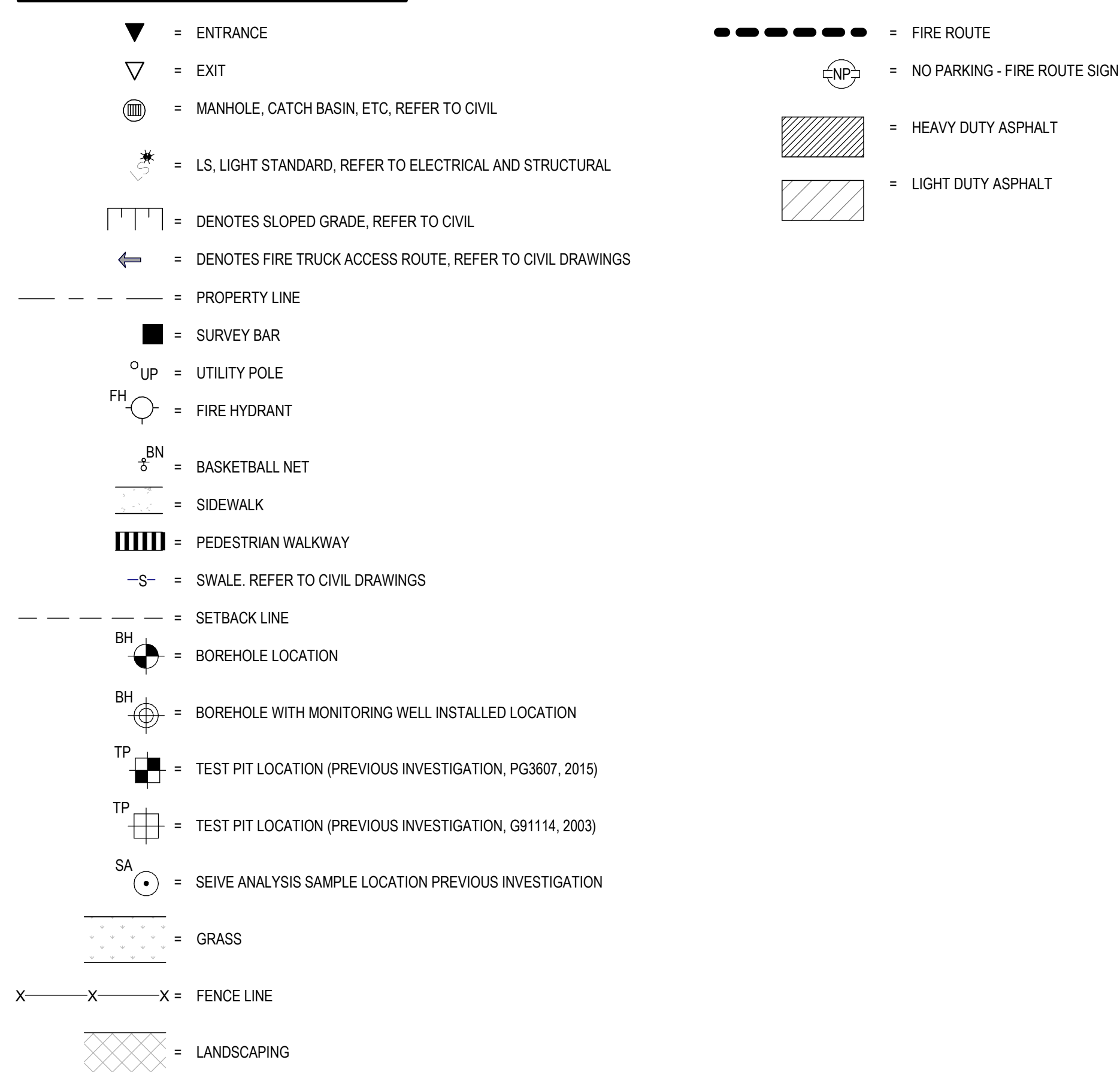


**SITE PLAN SYMBOLS LEGEND**



**GENERAL SITE PLAN NOTES**

- 08C 3.2.5.5 (1) LOCATION OF ACCESS ROUTES  
ACCESS ROUTES REQUIRED BY ARTICLE 3.2.5.1 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 6M, 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 SIDEWALK 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 <sup>2</sup> OF DAYCARE GROSS FLOOR AREA (300m <sup>2</sup> ) = 12 12 PORTABLES X 1.5 = 18 <b>TOTAL PARKING REQUIRED = 58</b> TOTAL PARKING PROVIDED = 58 BARRIER-FREE PARKING SPACES REQUIRED = 3 BARRIER-FREE PARKING SPACES PROVIDED = 3 TOTAL PARKING PROVIDED = 61	
ZONING	REQUIREMENT	PROPOSED	BUILDING AREA		
ZONING = I1A / R33Y - MINOR INSTITUTIONAL, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE YY			THE GFA FOR THE SCHOOL IS AS FOLLOWS: FIRST FLOOR = 3,329 m <sup>2</sup> (EXCLUDING DAYCARE) DAYCARE = 300 m <sup>2</sup> TOTAL BUILDING FOOTPRINT = 3,689 m <sup>2</sup> + SECOND FLOOR = 1,092 m <sup>2</sup> TOTAL AREA = 4,781 m <sup>2</sup>		
MINIMUM LOT AREA, SEC. 170, TABLE 170A (b)	400m <sup>2</sup>	24,309m <sup>2</sup>	SITE AREA		
MINIMUM LOT FRONTAGE, SEC. 170, TABLE 170A (a)	15.0m	± 121.57m	SITE AREA = 24,333m <sup>2</sup>		
MINIMUM FRONT YARD, R33Y(257) IN ACCORDANCE WITH SECTION 269(a))	3.75m	6.0m	PARCEL IDENTIFICATION NUMBER		
MINIMUM REAR YARD, SEC. 170, TABLE 170A (d)	7.5m	± 97.62m	PIN 0492-2105.833p		
MINIMUM EXTERIOR SIDE YARD	NO REQUIREMENT	-			
MINIMUM INTERIOR SIDE YARD, SEC. 170, TABLE 170A (h)	7.5m	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 m <sup>2</sup> 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 (d)	SCHOOL: 1 PER 100m <sup>2</sup> OF GFA OFFICE: 4421/100 = 44.21 ROUNDED TO 45 DAY CARE: 1 PER 250m <sup>2</sup> 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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300-2611 QUEENSWAY DRIVE  
OTTAWA, CANADA K2B 8K2  
PHONE: (613) 820-3000 WWW.WSP.COM

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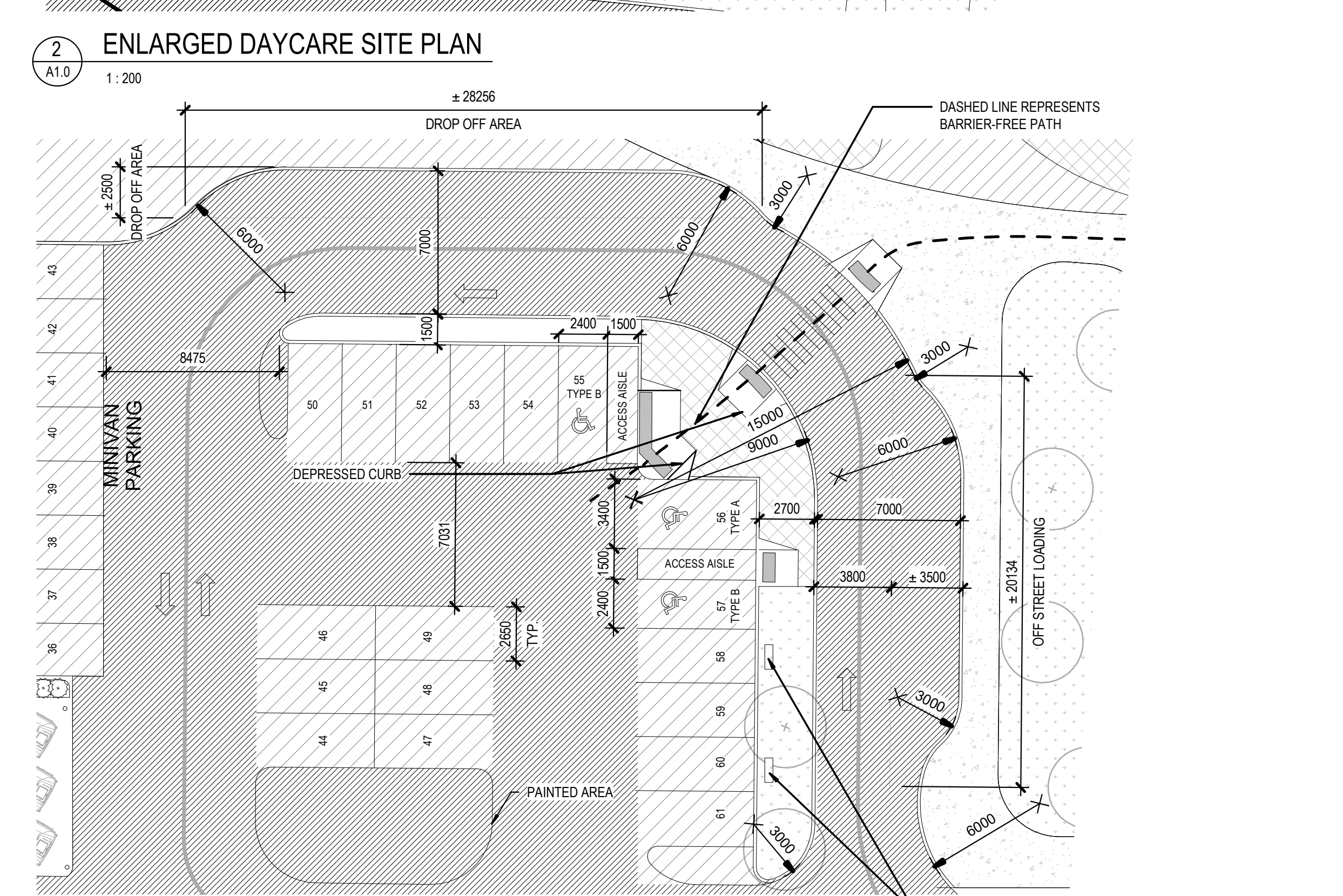
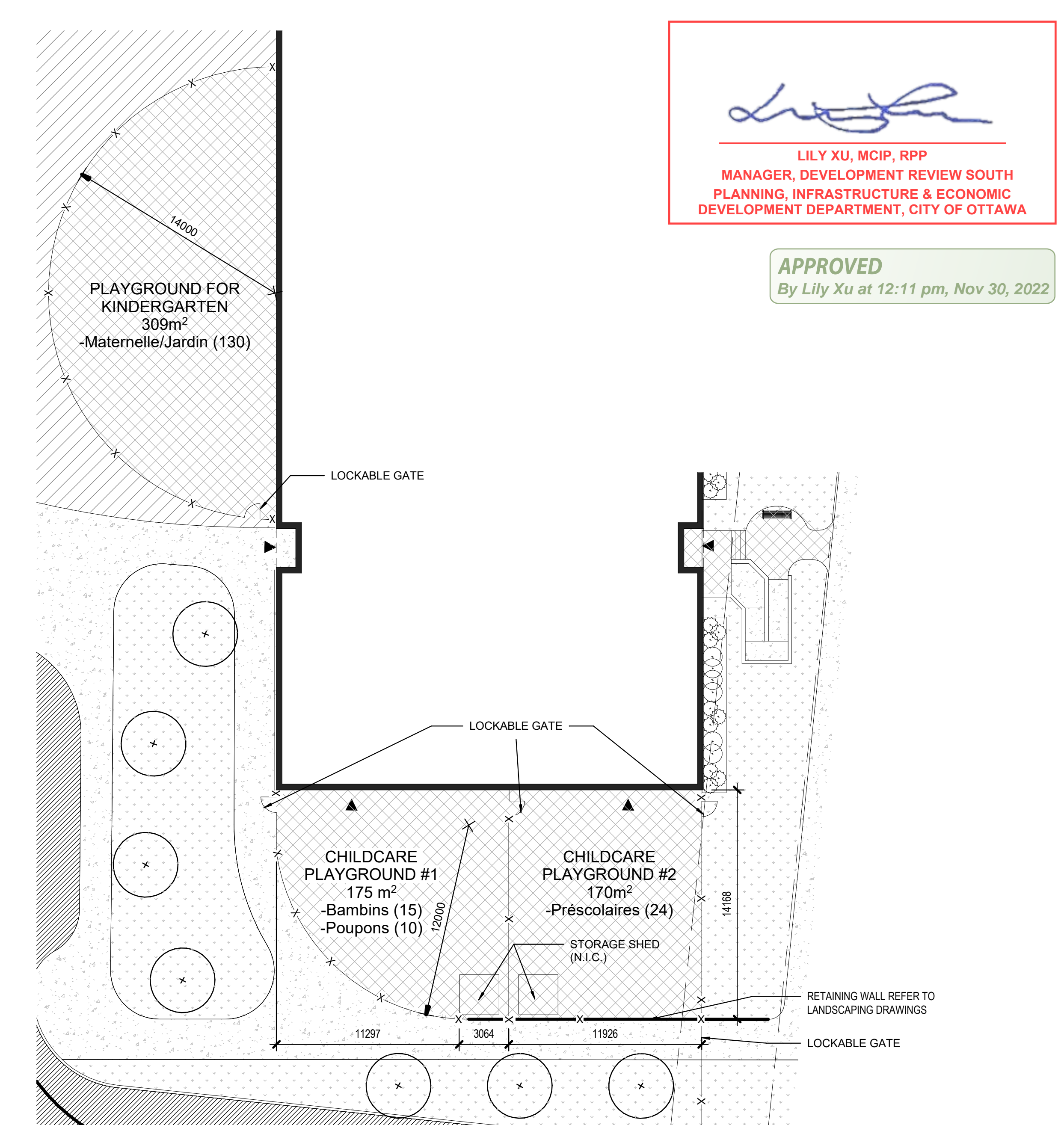
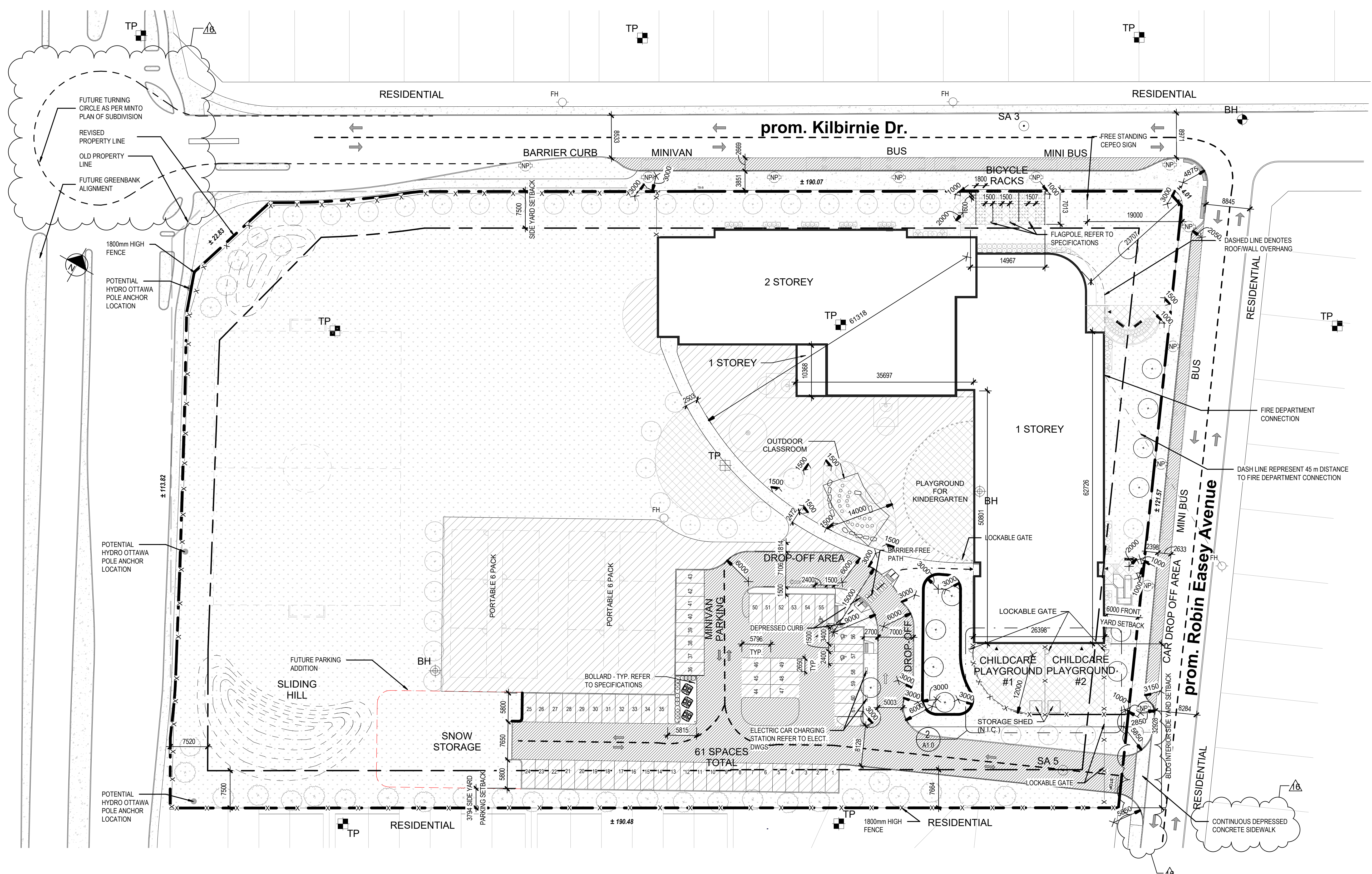
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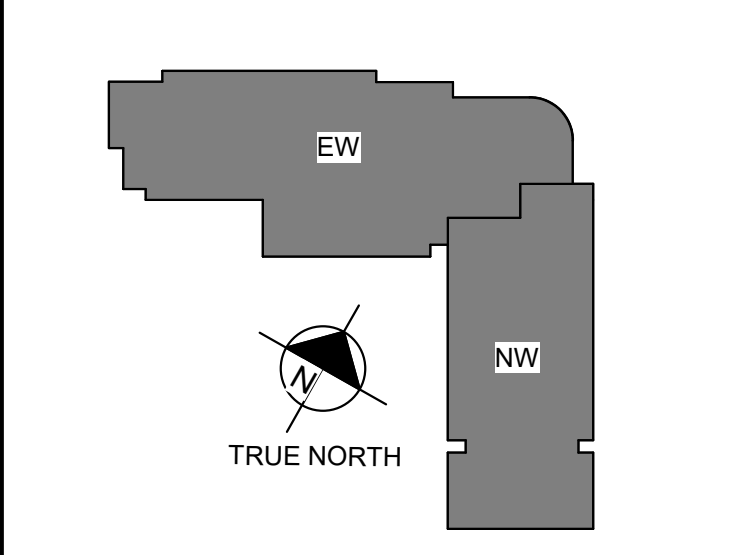
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LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED  
By Lily Xu at 12:11 pm, Nov 30, 2022

CENTRE ÉDUCATIF DE  
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NEPEAN, ON, K2J 6S3



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DESIGNED FOR: REVIEWER

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	14 JAN 2022	ISSUED FOR 99% CD REVIEW
6	21 MAR 2022	ISSUED FOR BID AND PERMIT
7	16 JUN 2022	ISSUED FOR CONSTRUCTION
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 JUL 2022	ISSUED FOR CONSTRUCTION
13	02 SEP 2022	UPDATED PER CITY COMMENTS
14	17 OCT 2022	UPDATED PER CITY COMMENTS
15	02 NOV 2022	ISSUED PER CITY COMMENTS
16	23 NOV 2022	ISSUED FOR SITE PLAN CONTROL

PROJECT NO.	DATE
219-00014-01	NOV 2022

DESIGNED BY:	DATE
AS	NOV 2022

DESIGNED BY:	DATE
AS	NOV 2022

PROJECT NO.	DATE
219-00014-01	NOV 2022

PROJECT NO.	DATE
219-00014-01	NOV 2022

D07-12-22-0060  
Plan #18739

UPDATED PER CITY COMMENTS  
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