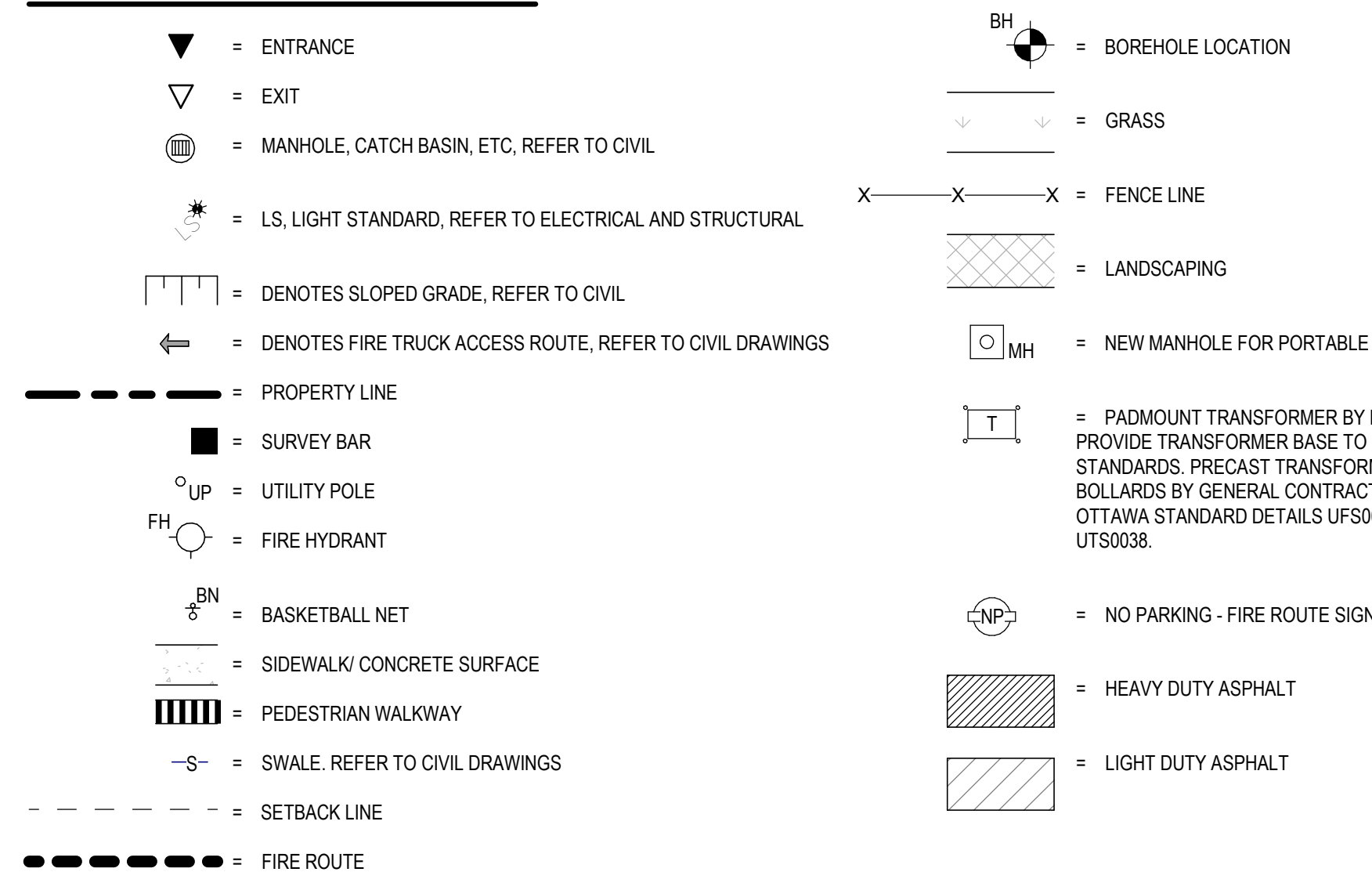


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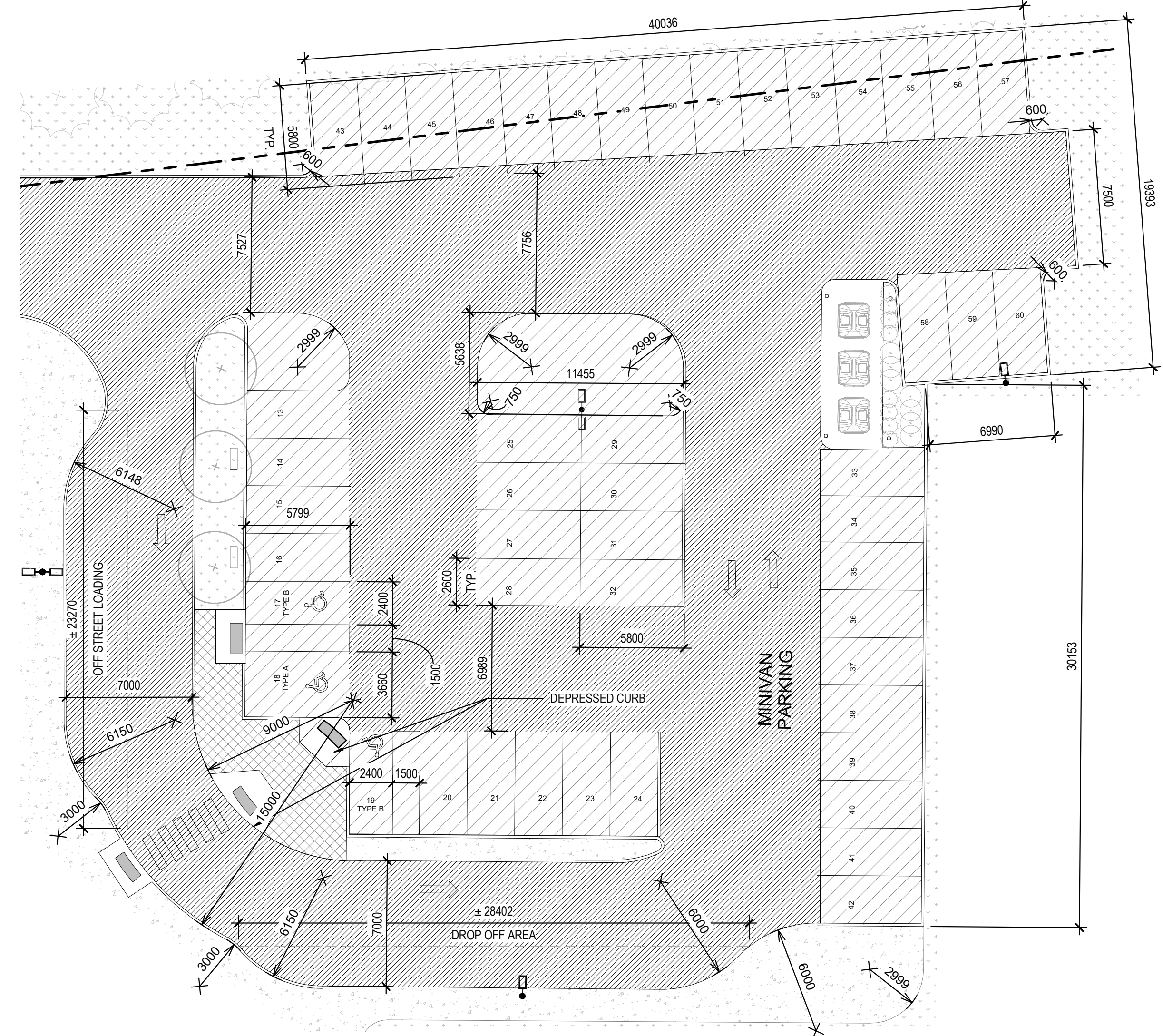
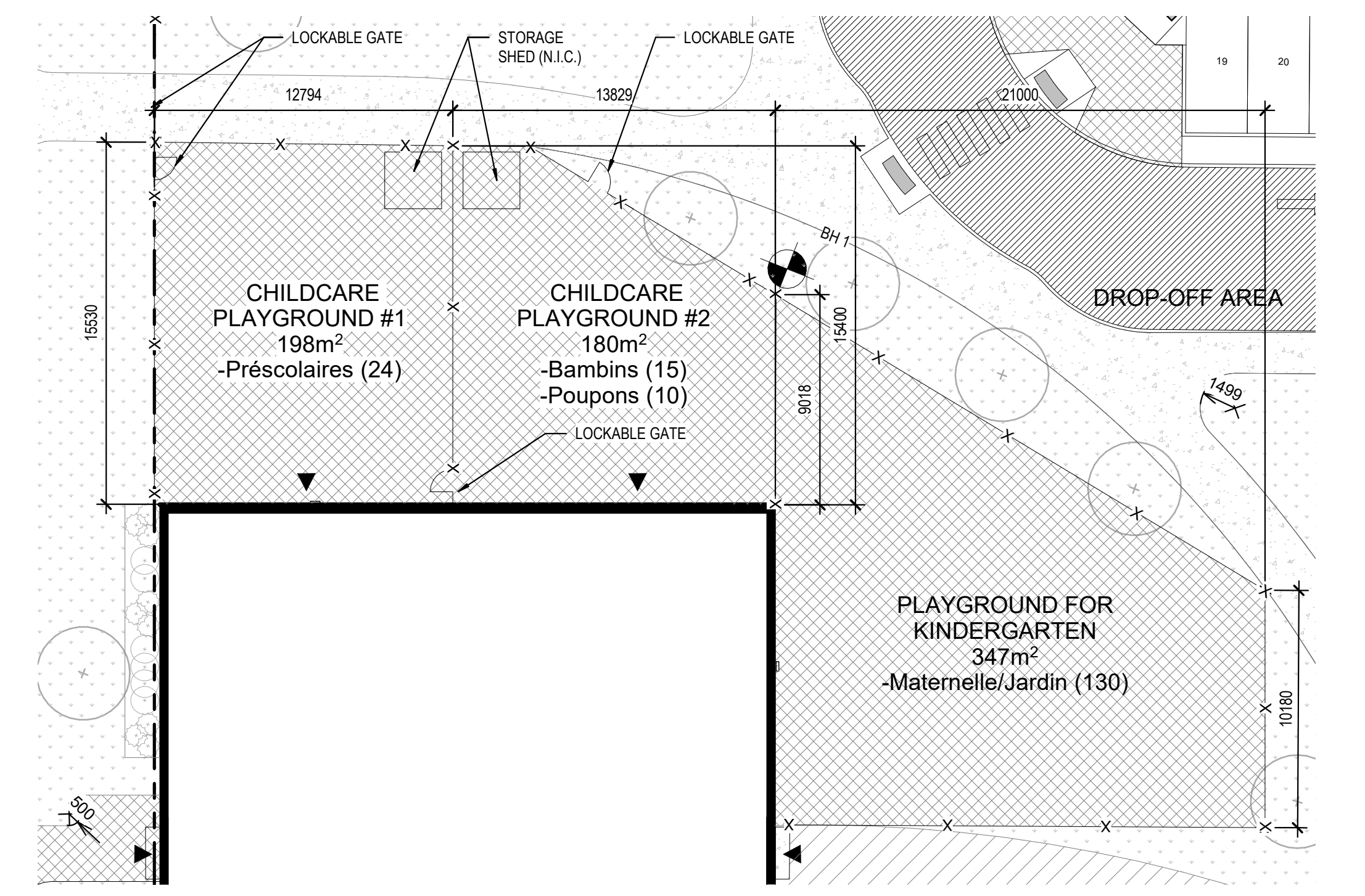
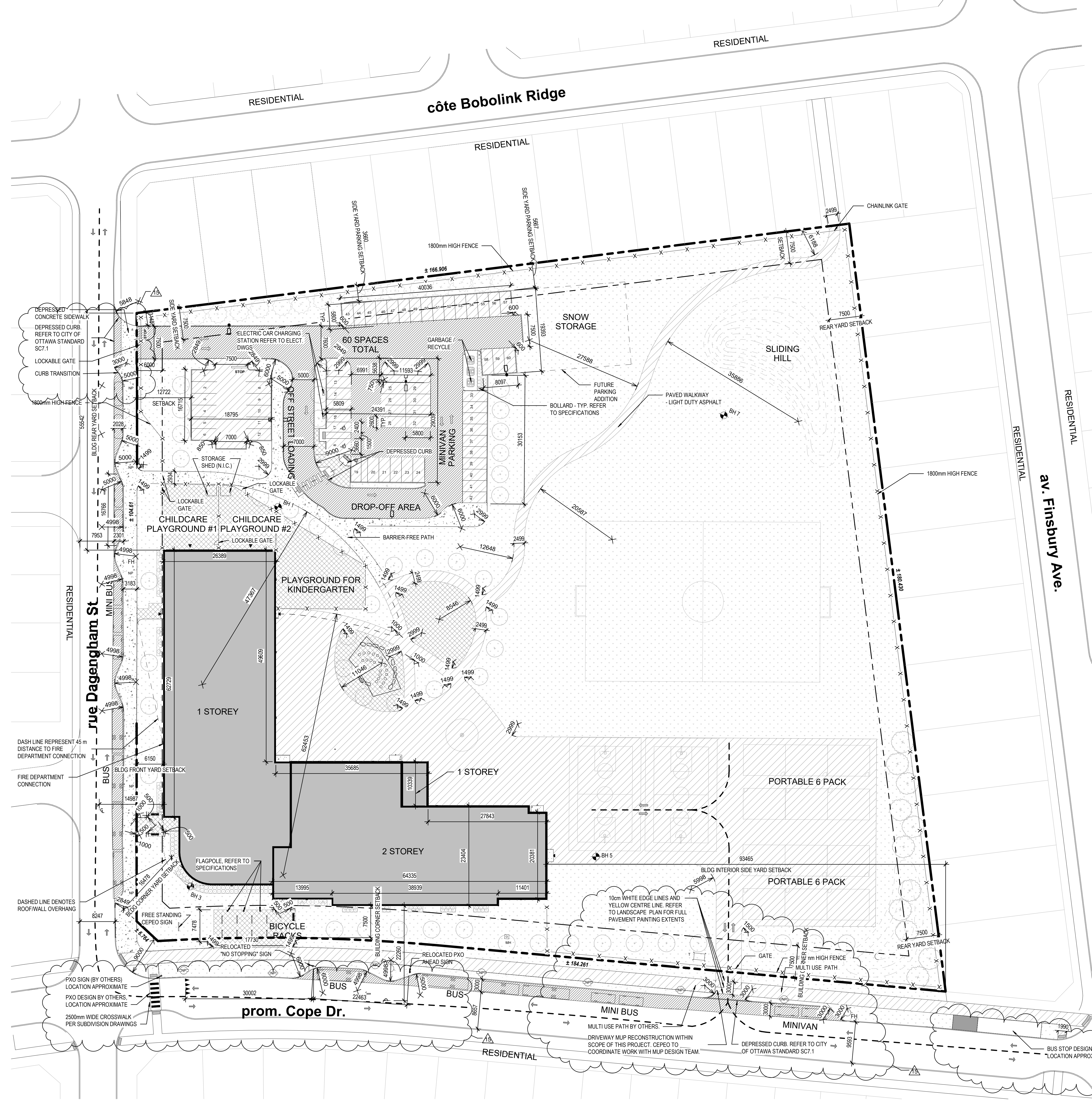
SITE PLAN SYMBOLS LEGEND



GENERAL SITE PLAN NOTES

1. OBC 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.
2. OBC 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 10M. (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 3M. (d) HAVE A CHANGE OF GRADE NOT MORE THAN 1% IN 2.5 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.
3. PROVIDE 75mm THK HI-40 UNDER ALL EXTERIOR CONCRETE SIDEWALK AT ALL ENTRANCES/EXITS. EXTEND RIGID INSULATION MIN 1200 PAST THE EDGE OF CONCRETE SIDEWALKS.
4. FOR CONCRETE SIDEWALK EXPANSION AND CONTRACTION JOINTS, REFER TO CIVIL DETAIL AND SPECIFICATIONS.
5. REFER TO LANDSCAPING PLAN AND CIVIL PLANS FOR LOCATION OF SOD. ALL REMAINING AREAS NOT SLATED FOR SOD TO RECEIVE TOPSOIL AND SEED.
6. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF FIRE ROUTE SIGNAGE.
7. REFER TO CIVIL DRAWINGS FOR TACTILE INDICATORS.
8. ALL CURBS ADJACENT TO PARKING AREAS AND CURBS FORMING PART OF SIDEWALKS ADJACENT TO PARKING AREAS TO BE PAINTED YELLOW.
9. 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).
10. LEGAL SURVEY BOUNDARIES TAKEN FROM REGISTERED PLAN 4M 1619, DATED MARCH 12, 2019, FROM THE OFFICE OF ANNIS, O'SULLIVAN, VOLLEBECK LTD.(OLS), JOB NO. 14777-14.
11. TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY, BLOCKS 313 AND 314, REGISTERED PLAN 4M 1619, DATED MARCH 30, 2021, FROM THE OFFICE OF ANNIS, O'SULLIVAN, VOLLEBECK LTD.(OLS), JOB NO. 21401-21.

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 (800m²) = 7 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 SITE PARKING PROVIDED = 60	
ZONING	REQUIREMENT (11A)	PROPOSED	BUILDING AREA		
ZONING = I1A - MINOR INSTITUTIONAL ZONE, SUBZONE B1 R1Z RESIDENTIAL FIRST DENSITY, SUBZONE Z			THE GFA FOR THE SCHOOL IS AS FOLLOWS: FIRST FLOOR = 3,329 m² (EXCLUDING DAYCARE) DAYCARE = 280 m² TOTAL BUILDING FOOTPRINT = 3,609 m² + SECOND FLOOR = 1,092 m² TOTAL AREA = 4,701 m²		
MINIMUM LOT AREA, SEC. 170, TABLE 170A (b)	400m²	28,889m²	SITE AREA = 28,889 m²		
MINIMUM LOT WIDTH, SEC. 170, TABLE 170A (a)	15.0m	± 104.61m	PARCEL IDENTIFICATION NUMBER		
MINIMUM FRONT YARD, SEC. 170, TABLE 170A (c)	3.0m	6.15m	PIN: 04450-1434		
MINIMUM REAR YARD, SEC. 170, TABLE 170A (d)	7.5m	± 55.54m			
MINIMUM EXTERIOR SIDE YARD	NO REQUIREMENT	-			
MINIMUM INTERIOR SIDE YARD, SEC. 170, TABLE 170A (e)	7.5m	± 93.47m			
MINIMUM CORNER SIDE YARD, SEC. 170, TABLE 170A (f)	4.5m	± 16.48m			
MINIMUM LANDSCAPED OPEN SPACE	NO REQUIREMENT	5.3% WITH PARKING LOT			
MINIMUM LOT COVERAGE	NO REQUIREMENT	12.8% LOT COVERAGE			
PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING	NO REQUIREMENT	77% SITE OCCUPIED			
MAXIMUM BUILDING HEIGHT, SEC. 170, TABLE 170A (g) (BY-LAW 2017-303)	15.0m	8.7m			
MINIMUM REQUIRED PARKING FOR NEW ELEMENTARY SCHOOL, SEC. 101, TABLE 101, N#1	1.5 PER CLASSROOM (w/ PORTABLES); DAYCARE - 2 PER 100 m² OF GFA = 55	58			
MINIMUM REQ. WIDTH OF A LANDSCAPED BUFFER FOR PARKING LOT, SEC. 110, TABLE 110(a)	3.0m	3.6m			
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	3. SEE CALCULATION ABOVE			
MINIMUM NUMBER OF BICYCLE PARKING SPACES, SEC. 111, TABLE 111A (g)	SCHOOL: 1 PER 100m² OF GFA OFFICE: 4781/100 = 47.81 ROUNDED TO 48 DAY CARE: 1 PER 250m² OF GFA = 360 280 ÷ 1 = 14 ROUNDED TO 12 TOTAL: 58	50			
BICYCLE PARKING DIMENSIONS, SEC. 111, TABLE 11B	HORIZONTAL: 0.6m by 1.8m	HORIZONTAL: 0.6m by 1.8m			



1 GENERAL SITE PLAN
A1.0 1:400

3 ENLARGED DROP OFF PLAN
A1.0 1:200

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ÉCOLE ÉLÉMENTAIRE KANATA - STITTSVILLE

PROJECT NO.	219-20074-00	DATE	NOV 2022
PROJECT SCALE	As Indicated	IF THIS BAR EXIST	SHOW ORIGINAL SCALE
DESIGNED BY	AS		
CHECKED BY	MM		
DATE	11 NOV 2022		

ISSUED FOR CONSTRUCTION

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