

KEY PLAN

3	ISSUED FOR SITE PLAN COMMENTS	21FEB23
2	ISSUED FOR SITE PLAN APPROVAL	12OCT22
1	ISSUED FOR SITE PLAN CONTROL	27JUN22
no.	revision	date



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project
**FINDLAY CREEK #2
PUBLIC SCHOOL**

820 MIIKANA ROAD
OTTAWA, ON

project north

seal
ONTARIO ASSOCIATION
OF ARCHITECTS
VLADIMIR POPOVIC
LICENCE
5918

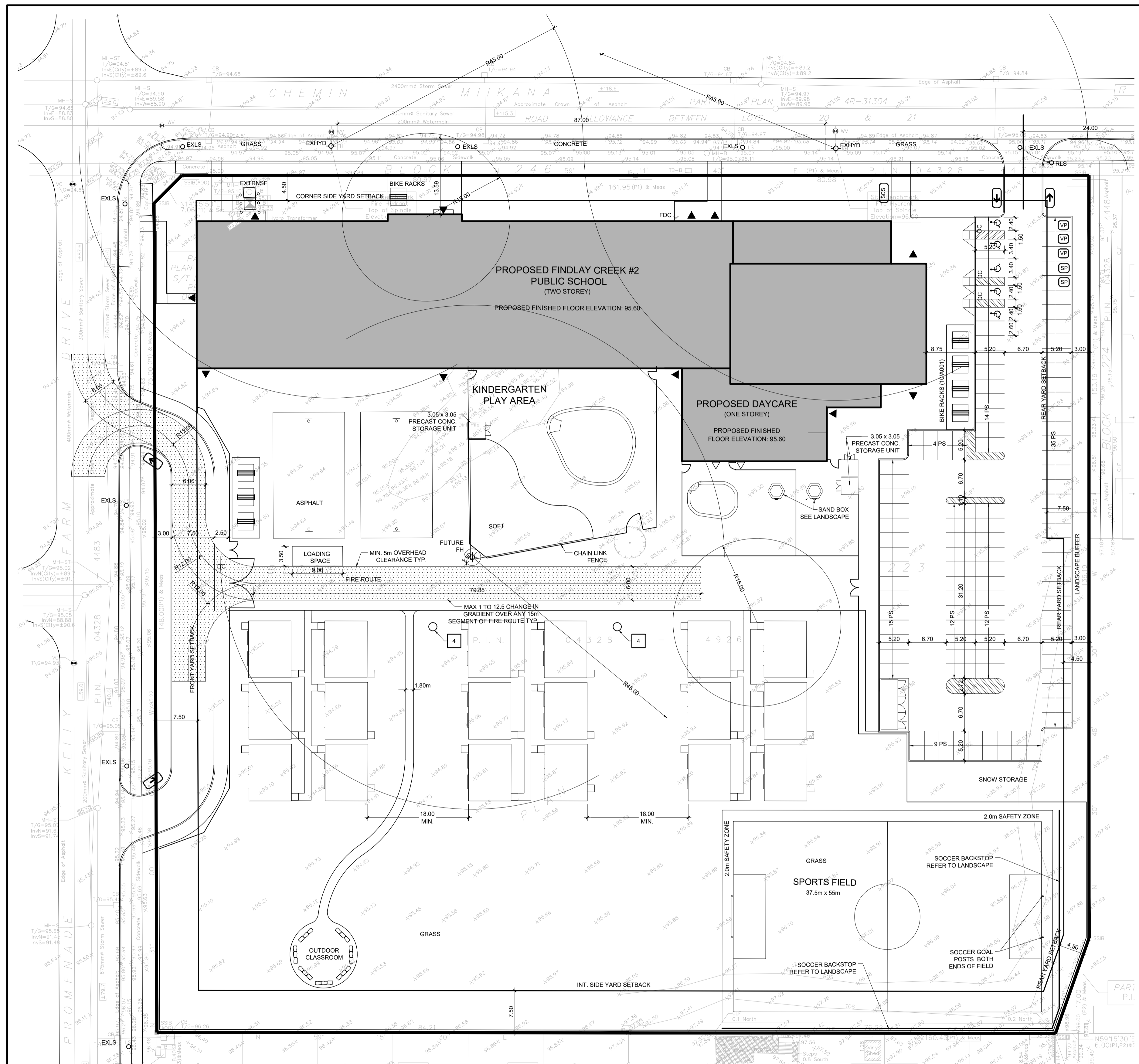
drawing title
SITE PLAN

scale AS NOTED	drawn by NF
date JUNE 2022	checked by VP
project number 22-719	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision R1	

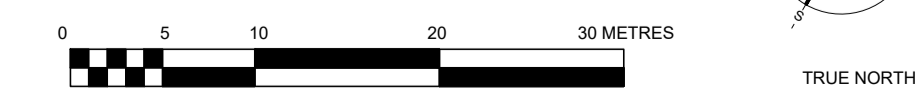
ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	I1A MINOR INSTITUTIONAL ZONE	SCHOOL, DAY CARE
MIN. LOT WIDTH	15.0 m	136.36 m
MIN. LOT AREA	400 m ²	28,365 m ² (± 7 Acres)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	66 m ?
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	n/a
MIN. CORNER SIDE YARD SETBACK	4.5 m	5 m
MAX. BUILDING HEIGHT	15.0 m	8.5 m
MAX. FLOOR SPACE INDEX	1.0	0.15
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	> 3 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 100+ SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 3 m	ABUTTING A STREET 3 m NOT ABUTTING A STREET 3 m
PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH	15.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM (j)(ii), FOR A PARKING LOT CONTAINING 20-99 SPACES	24.0 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS	ELEMENTARY SCHOOL: 1.5 PARKING SPACES/CLASSROOM AS FOLLOWS: 20 CLASSROOMS x 1.5 = 30 SPACES 7 KINDERGARTEN x 1.5 = 11 SPACES 18 FUTURE PORTABLES = 27 SPACES DAYCARE 2/100 sqm = 8 SPACES TOTAL REQ'D = 76 PARKING SPACES	101 PARKING SPACES
BARRIER FREE ACCESSIBLE	AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS, PARAGRAPH 3.1.2, TABLE 3 2 TYPE 'A', 3 TYPE 'B'	5 ACCESSIBLE PARKING SPACES (2xTYPE 'A' + 3xTYPE 'B')
LOADING SPACES	1 per 2,000 m ² - 4,999 m ² OF G.F.A.	4,441 m ² G.F.A. = 1 SPACE
BICYCLE PARKING RATE	SCHOOL 42 (1/100m ²) DAYCARE 3 (1/250m ²)	56 BICYCLE SPACES
MAX. NUMBER OF PRIVATE APPROACH ALLOWED:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (i)(ii), ONE TWO-WAY APPROACH AND TWO ONE-WAY APPROACH OR TWO TWO-WAY APPROACHES ARE PERMITTED.	1 - TWO-WAY APPROACH 1 - ONE-WAY APPROACH BUS LAY-BY LANE
MIN DISTANCE BETWEEN THE PRIVATE APPROACH & ROADWAY AND OTHER PRIVATE APPROACHES:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (i)(ii), REQUIRED 18m CLEARANCE BETWEEN A PRIVATE APPROACH AND THE INTERSECTION. REQUIRED 15m CLEARANCE BETWEEN PRIVATE APPROACHES.	



1 SITE PLAN
A-001 SCALE 1:400



LEGENDS

- SIGNAGE LEGEND:**
- NO TRESPASSING
 - FIRE ROUTE
 - HANDICAP PARKING
 - ONE WAY
 - DROP OFF ONLY
 - VISITOR PARKING
 - STAFF PARKING
 - TEMPORARY PARKING
 - SCHOOL SIGN (B/A001)

SYMBOL LEGEND:

- EXHYHD EXISTING FIRE HYDRANT
- FP FLAG POLE
- EXLS EXISTING LIGHT STANDARD
- R-EXLS RELOCATED EXISTING LIGHT STANDARD
- LS LIGHT STANDARD - SEE ELECTRICAL
- EXCB EXISTING CATCH BASIN
- CB CATCH BASIN - SEE CIVIL
- CBMH CATCH BASIN/MANHOLE - SEE CIVIL
- STMH STORM MANHOLE - SEE CIVIL
- BUILDING ENTRANCE/EXIT
- EXTRNSF EXISTING TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- NEW DEPRESSED CURB
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP A, DIVISION 2, SPRINKLERED, TWO STOREY (3.2.2.24)

BUILDING STATISTICS:
SCHOOL AREA (FOOTPRINT): 3529 sq.m.
DAY CARE AREA (FOOTPRINT): 363 sq.m.
SCHOOL ZONING GFA: 4174 sq.m.
DAY CARE ZONING GFA: 267 sq.m.
SCHOOL NUMBER OF STOREYS: 2
DAY CARE NUMBER OF STOREYS: 1
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF BLOCK 223, REGISTERED PLAN 4M-1617, CITY OF OTTAWA

D07-12-22-0110