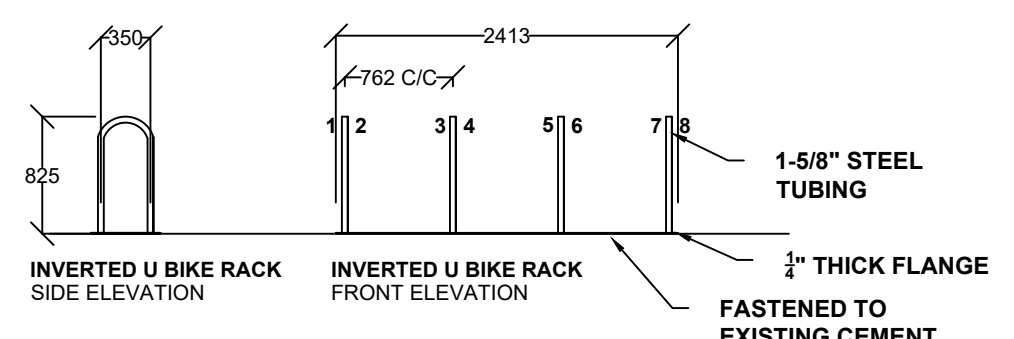
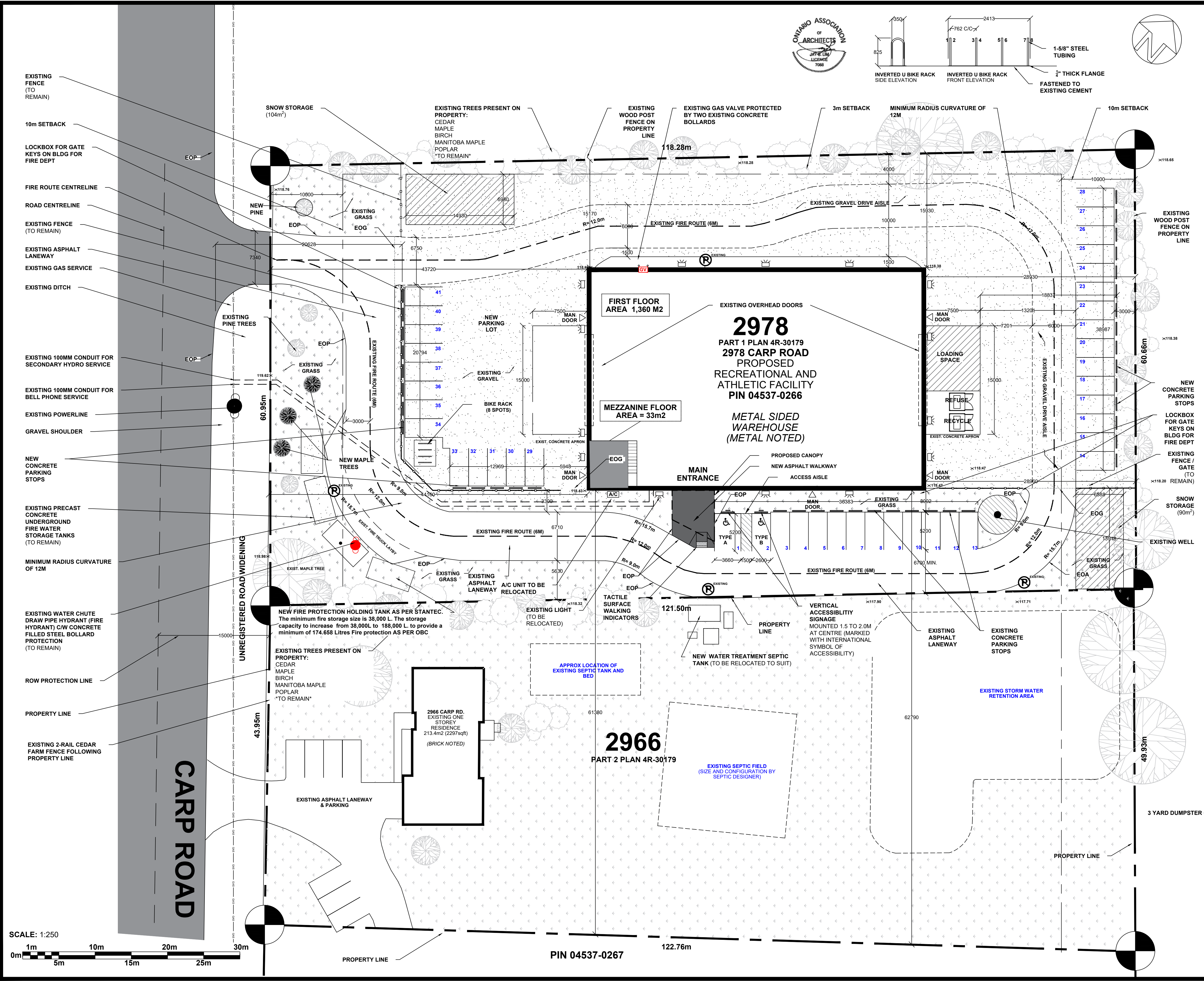
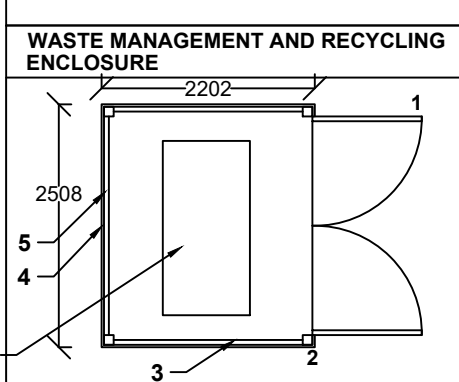


PARKING LOT:
EXISTING # OF PARKING: 13
PROPOSED # OF PARKING: 41
STANDARD PARKING SIZE:
2600 x 5200
TYPE A ACCESSIBILITY:
3660 X 5200
PARKING #1
TYPE B ACCESSIBILITY:
2600 X 5200
PARKING #2
PARKING SPOTS = PAINTED LINES ON ASPHALT
PARALLEL PARKING SIZE:
2600 X 6700
ACCESS AISLE:
• 1.5M WIDE
• CLEARLY MARKED AND ADJACENT TO TYPE A AND TYPE B SPACE
VERTICAL SIGNAGE:
• 0.3M WIDE (MIN.)
• 0.6M HIGH (MIN.)
• MOUNTED 1.5 TO 2.0M AT CENTRE (MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY)
PAVEMENT MARKINGS:
• MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
• 15.25 MM WIDE BY 15.25 MM DEEP
• LOCATE NEAR THE BACK OF THE SPACE FOR 90 DEGREE OR ANGLED PARKING SPACES
• LOCATE IN THE CENTRE FOR PARALLEL PARKING SPACES
LIGHTING:
• IN ACCORDANCE WITH SECTION 9.7
CURB RAMPS:
SURFACE: FIRM, STABLE AND SLIP RESISTANT
WIDTH: 1.8M
SLOPES:
• RUNNING: 1:5 (MINIMUM), EXCLUSIVE OF FLARES
• CROSS: 1:50 (2%) (MAXIMUM)
TACTILE SURFACE WALKING INDICATORS:
MINIMUM DEPTH OF 610MM, AT 150MM TO 200MM FROM EDGE OF CURB
FLARED SIDE:
1M WIDE SLOPED 1:15 TO 1:10
PARKING CALCULATION:
AREA:
1ST FLOOR: 1360 SQ. M
2ND FLOOR: 33 SQ. M
TOTAL COMMON AREA: 257 SQM
247 SQ. M/100 = 2.4 X 10 = 24 PARKING SPACES
ADDITIONAL PARKING:
4 PER GAME SURFACE = 4 MATS X 4 PARKING SPACES = 16 SPACE
THEREFORE, THE TOTAL NUMBER OF PARKING SPACES REQUIRED IS 40 SPACES (4% UNIVERSAL = 2 SPACES)
FIRE ROUTE SIGNS:
SIGN PROHIBITING PARKING IN A FIRE ROUTE SHALL,
1. SIZE: 45CM HIGH (MINIMUM) 30CM WIDE (MINIMUM)
2. BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF A FIRE ROUTE WHERE SINGLE ARROWS SHALL BE INCLUDED
3. SHALL BE LOCATED NO MORE THAN 25.0 METRES APART UNLESS OTHERWISE SPECIFICALLY APPROVED BECAUSE OF UNUSUAL SITE CONDITIONS OR FIRE ROUTE CONFIGURATION, AND THE LOWER EDGE OF EACH SIGN SHALL BE BETWEEN 2.0 METRES AND 2.5 METRES ABOVE THE GROUND.
4. INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 4.0 CM, THE ENGLISH LANGUAGE MESSAGE "FIRE ROUTE" AND THE FRENCH LANGUAGE MESSAGE "ITINÉRAIRE DES POMPIERS" BELOW THE MESSAGE "FIRE ROUTE"; AND
5. HAVE THE DESIGN AND DIMENSIONS AS DESCRIBED IN THE FOLLOWING FIGURE:

1. SIZE: 45CM HIGH (MINIMUM) 30CM WIDE (MINIMUM)
2. BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF A FIRE ROUTE WHERE SINGLE ARROWS SHALL BE INCLUDED
3. SHALL BE LOCATED NO MORE THAN 25.0 METRES APART UNLESS OTHERWISE SPECIFICALLY APPROVED BECAUSE OF UNUSUAL SITE CONDITIONS OR FIRE ROUTE CONFIGURATION, AND THE LOWER EDGE OF EACH SIGN SHALL BE BETWEEN 2.0 METRES AND 2.5 METRES ABOVE THE GROUND.
4. INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 4.0 CM, THE ENGLISH LANGUAGE MESSAGE "FIRE ROUTE" AND THE FRENCH LANGUAGE MESSAGE "ITINÉRAIRE DES POMPIERS" BELOW THE MESSAGE "FIRE ROUTE"; AND
5. HAVE THE DESIGN AND DIMENSIONS AS DESCRIBED IN THE FOLLOWING FIGURE:



1. TWO P.T WOOD GATES COMPLETE WITH GALVANIZED STEEL FRAMES, GALVANIZED HINGES, AND WHEEL-END SUPPORTS. HINGES TO BE SECURED TO GALVANIZED HSS CORNER POSTS. PROVIDE LATCH/CLASP HARDWARE TO MAINTAIN GATES IN THE CLOSED POSITION.
2. SECURE POSTS TO THE CONCRETE SLAB USING BOLTS/FASTENERS THROUGH GALVANIZED BASE PLATES CONNECTED TO THE COLUMNS.
3. WELDED GALVANIZED STEEL ANGLE SUPPORTS AT THE TOP AND BOTTOM TO PROVIDE FASTENING POINTS FOR THE PRESSURE-TREATED WOOD PANELS.
4. WOOD BOARDS 19 MM X 140 MM.
5. HSS COLUMNS WITH GALVANIZED FINISH.

2546 ARCHITECTURE URBAN DESIGN

R. Viau
Drafting & Design Ltd.

613-748-6157
rviaudrafting.ca

LEGEND

PROJECT RESOURCES:
OWNER: ALANA POTTER & ALISON MOFFATT (CARP CHEER GYM INC.)
ARCHITECT: JAY LIM (25.8 ARCHITECTURE)
STRUCTURAL ENG.: CHRISTIAN GUIMOND (SALAS O BRIEN)
MECHANICAL ENG.: PIERRE VAILLANCOURT (MEELE ENGINEERING)
SURVEYOR: ANNIS, O SULLIVAN, VOLLEBEK LTD.

ALL SURVEY INFORMATION WAS OBTAINED FROM A SURVEY PLAN (DATED 2021) PRODUCED BY ANNIS, O SULLIVAN, VOLLEBEK LTD.

ZONING MATRIX		
RC7 ZONE	REQ.	PROVIDED
LOT AREA	4000m2	12,632m2
LOT WIDTH	30m	104.99m
FRONT YARD	10m	60.95m
REAR YARD	10m	60.66m
INT. SIDE YARD	4.5m (ABUTTING 3m (OTHERS))	19.63m
CORNER SIDE YD	6m	N/A
BLDG HEIGHT	11m	7.68m
LOT COVERAGE	25%	12.3%
BICYCLE PARKING (1 PER 2000m²)	1	8

FLOOR AREA BREAKDOWN:
LOT AREA: 12632m²
GROUND FLOOR: 1360m²
ADMIN: 202m²
GYMNASIUM: 1158m²
MEZZANINE: 33 m²
SNOW STORAGE:
PAVED AREA: 1280m²
SNOW STORAGE REQUIRED: 10% OF 1280m² = 128m²
SNOW STORAGE PROVIDED: 150m²

- EXISTING EXTERIOR LIGHTING (SHARP CUT-OFF FIXTURES THAT DO NOT ALLOW LIGHT SPILLAGE ONTO ADJACENT PROPERTIES)
- EXISTING FIRE ROUTE "NO PARKING" SIGN
- EXISTING A/C UNIT (TO BE RELOCATED)
- EOP EDGE OF PAVEMENT
- EOG EDGE OF GRAVEL

No.	Description	Date
1	ISSUED FOR PERMIT	2026-03-27
2	REISSUED FOR SPC	2026-07-27

PROPOSED RECREATIONAL AND ATHLETIC FACILITY

SITE & LANDSCAPE PLAN

2978 Carp Road
OTTAWA, ONTARIO

DRAWN BY: CHARLES VIAU
CHECKED BY:

SCALE: 1:250
2026-05-15

A099