

SNOW STORAGE

24 TANDEM

PARKING SPOTS

24 PARKING

ASPHALT

ASPHALT

14 PARKING SPOTS

6023

7 PARKING

🔘 ЕХСВМН

AREA

26 PARKING

⊞ св

	ISSUED FOR SITE PLAN CONTROL	29 MAY 2019
no.	revision	date

## N45 ARCHITECTURE INC. 71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2

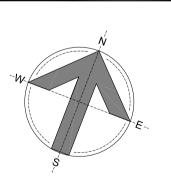
tel. 613.224.0095 fax 613.224.9811

SEQUOIA CHURCH

PROVIDE SLOPED CONCRETE
SLAB IN FRONT OF GARBAGE/ RECYCLING ENCLOSURE

- MECHANICAL SLAB

35 HIGHBURY PARK DRIVE OTTAWA, ONTARIO K2J 6K8





drawing title SITE PLAN		
scale AS NOTED	drawn by ™	
date MAY 2019	checked by VP	
project number 14-030	A-O	<b>)</b> 1
CONTRACTOR TO VERIS	FY ALL DIMENSIONS AND	revision

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES

DO NOT SCALE DRAWINGS

BEFORE WORK COMMENCES.

\	SITE PLAN	
1/	1:300	

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

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	I1B MINOR INSTITUTIONAL ZONE	PLACE OF WORSHIP / COMMUNITY CENTER
MIN.LOT WIDTH	30.0 m	93.2 m
MIN. LOT AREA	1000 m²	11751 m² (± 2.9 Acres)
MIN. FRONT YARD SETBACK	6 m	± 14.4 m
MIN. REAR YARD SETBACK	7.5 m	± 61.4 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	± 13 m
MIN. CORNER SIDE YARD SETBACK	7.5 m	-
MAX. BUILDING HEIGHT	18.0 m	12 m
MAX. FLOOR SPACE INDEX	-	
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	3 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 100 OR MORE 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	30.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM (I)(ii), FOR A PARKING LOT CONTAINING 100-199 SPACES	>30 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6 m WIDTH x 5.2 m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	-
ACCESSIBLE PARKING SPACE	3.4m WIDTH x 5.2m LENGTH	3.4m WIDTH x 5.2m LENGTH
***PLACE OF WORSHIP AND COMMUNITY CENTER OCCUPANCIES NOT OPERATING CONCURRENTLY. PARKING REQUIREMENT IS BASED ON THE REQUIREMENT FOR THE LARGER OF THE TWO (THE PLACE OF WORSHIP)	WITHIN AREA C OF SCHEDULE 1A TO ZONING BY-LAW NO. 2008-250:  PLACE OF WORSHIP GROSS FLOOR AREA (GFA): 732 m2 - 73 SPACES  RESTAURANT GFA: 170 m2 - 17 SPACES  (COMMUNITY CENTER GFA: 1195 m2 - 48 SPACES***)  TOTAL REQ'D = 73 + 17 = 90 PARKING SPACES	118 SPACES + 7 TANDEM SPACES (SEE ZONING BY-LAW 2008-250 105(1)(A); 10% OF 73 SPACES) TOTAL PROVIDED: 125 PARKING SPACES
HANDICAP ACCESSIBLE	AS PER OTTAWA TRAFFIC AND PARKING BY-LAW 2017-301, PART C, SECTION 111(2), FOR A PARKING AREA WITH A CAPACITY OF 100-199 SPACES, MIN. REQ'D SPACES FOR PERSON WITH DISABILITIES: 2 SPACES	6 PARKING SPACES
LOADING SPACES	1 per 2,000 m² - 4,999 m² of G.F.A. 2,097 m² G.F.A. = 1 SPACE	1 SPACE
BICYCLE PARKING RATE	RESTAURANT: 1 per 250m² of GFA - 1 REQUIRED ALL OTHER NON-RESIDENTIAL USES: 1 per 1500m² of GFA - 1 REQUIRED	10 SPACE

TOTAL REQUIRED: 2 SPACES

### **GENERAL NOTES**

mm, 1500 mm AISLE

ALL ASPHALT/CONCRETE WALKS NOT DIMENSIONED SHALL BE A MINIMUM 2M WIDE.

EXTENT OF CONTRACT IS LIMITED TO WITHIN PROPERTY EXCEPT WHERE NOTED OTHERWISE.

PARKING STALL SIZE: 2600 mm x 5200 mm B.F. PARKING STALL TYPE A: 3400 mm x 5200 mm, 1500 mm AISLE B.F. PARKING STALL TYPE B: 2400 mm x 5200

FOR SITE SERVICING PLAN SEE DRAWING C-1, AS PREPARED BY DB GRAY

FOR SITE GRADING PLAN SEE DRAWING C-2, AS PREPARED BY DB GRAY

FOR EROSION AND SEDIMENT CONTROL PLAN SEE DRAWING C-3, AS PREPARED BY DB

FOR DRAINAGE PLAN SEE DRAWING C-5, AS PREPARED BY DB GRAY

FOR GEOTECHNICAL INVESTIGATION REPORT REFER TO REPORT 18114424 PREPARED BY GOLDER ASSOCIATES LTD., DATED JANUARY

ALL WORK OUTSIDE PROPERTY LINE TO BE CONSTRUCTED TO CITY OF OTTAWA CONSTRUCTION STANDARDS.

SLOPES OF PAVING AT DEPRESSED CURB SHALL NOT EXCEED 5%

### SYMBOL LEGEND:

	EXISTING FIRE HYDRANT
ОВ	EXISTING BOLLARD
O EXLS	EXISTING LIGHT STANDARD
O R-EXLS	RELOCATED EXISTING LIGHT STANDARD
LS	LIGHT STANDARD - SEE ELECTRICAL
EXCB	EXISTING CATCH BASIN
<b>ЕХСВМН</b>	EXISTING CATCH BASIN/MANHOLE
○ EXSTMH	EXISTING STORM MANHOLE
⊞ св	CATCH BASIN - SEE CIVIL
⊕ СВМН	CATCH BASIN/MANHOLE - SEE CIVIL
stmh	STORM MANHOLE - SEE CIVIL
	BUILDING ENTRANCE/EXIT
DC	DEPRESSED CURB
	NEW CLIPP
	NEW CURB
	PROPERTY LINE

N60° 20' 20" E

10 BICYCLE

PARKING SPOTS

SETBACK LINE **FENCE** 

RAILING/GUARD FIRE ROUTE LOADING BAY

PROJECT INFORMATION:

ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

MINOR: GROUP E

**BUILDING STATISTICS:** BUILDING AREA (FOOTPRINT): 1923 sq.m. ZONING GROSS FLOOR AREA: 2097 sq.m.

NUMBER OF STOREYS: BUILDING SPRINKLERED: # OF STREET ACCESS ROUTES: 1 CONSTRUCTION TYPE: NON-COMBUSTIBLE 1 HOUR (2 HOURS BETWEEN FLOOR ASSEMBLY & F.R.R.: A2 AND E OCCUPANCY)

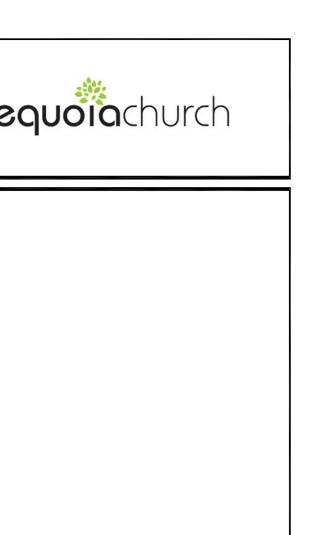
TOPOGRAPHICAL PLAN INFORMATION: TOPOGRAPHIC PLAN SURVEY, PART OF LOT 18, CONCESSION 2 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, AND BLOCK 122, REGISTERED PLAN 4M-1046, CITY OF OTTAWA

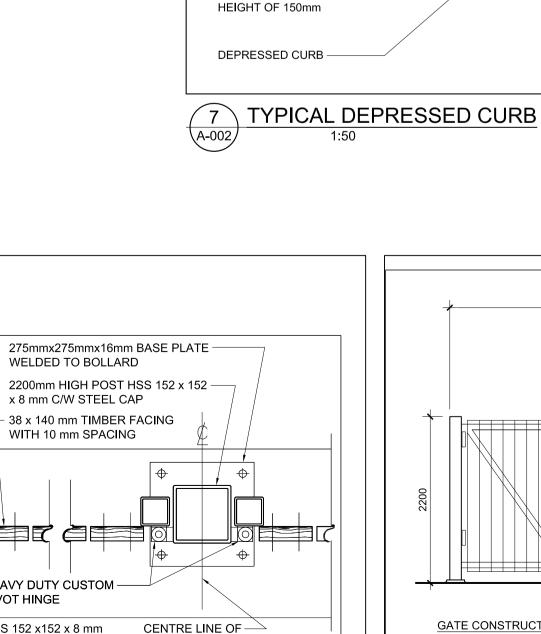
OCTOBER 1, 2014

**BUILDING CLASSIFICATION:** THE BUILDING IS CLASIFIED AND DESIGN TO CONFORM TO THE

MAJOR: GROUP A, DIVISION 2, SPRINKLERED, THREE STOREYS (3.2.2.24)

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK, LTD.





- HEAVY DUTY CUSTOM -

- HSS 152 x152 x 8 mm

WELD CAP ON TOP

GARBAGE ENCLOSURE PLAN DETAIL

GARBAGE ENCLOSURE

PIVOT HINGE

**RUNNING & CROSS SLOPES** 

FOR LANDING 1:50 (2% MAX.)

SIDEWALK

1:15 TO 1:10

(6.67 - 10%)

POURED CONCRETE -

SLOPE OF FLARED SIDES —

1500 - 2200mm FOR CURB \_\_\_\_

METAL TACTILE WALKING -SURFACE INDICATOR (TWSI)

LOWER BASE OF FLAT DOME OOOOOOOOOOOOO

610

11 WALKING SURFACE INDICATOR DETAIL

00000000000000000

WIDTH OF STAIR, DEPRESSED CURB OR AS INDICATED

RUNNING SLOP OF CURB

610mm EXTENDING

SET BACK 200mm

CURB

GARBAGE ENCLOSURE ELEVATION

FROM THE EDGE OF THE

(TWSI), SEE DETAIL, 11/A002

1:12 (8.33% MAX.) FOR NEW

1:10 (10% MAX.) FOR RETROFIT

THE FULL WIDTH OF THE CURB RAMP

TACTILE WALKINGSURFACE INDICATOR

KINESIK ENGINEERED PRODUCTS:

ADVANTAGE® CAST IRON PLATE

TRUNCATED DOME 5mm (+/- 1mm) TOP OF FLAT DOME TO BE BETWEEN 12 - 25mm DIAMETER.

SPACING CENTER TO CENTER -

TOP OF DOMES TO BE FLUSH -WITH TOP OF UNIT PAVERS

SPECIFICATION FOR FINISH

SURFACE INDICATOR SET CAST

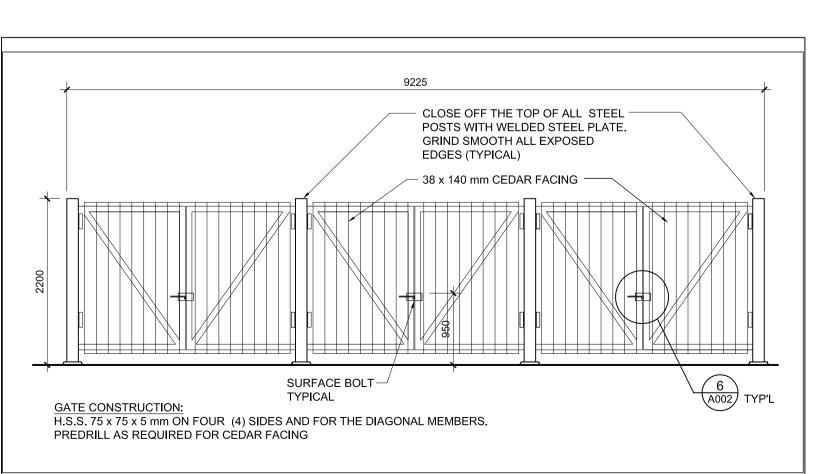
INTO WET CONCRETE. REFER TO

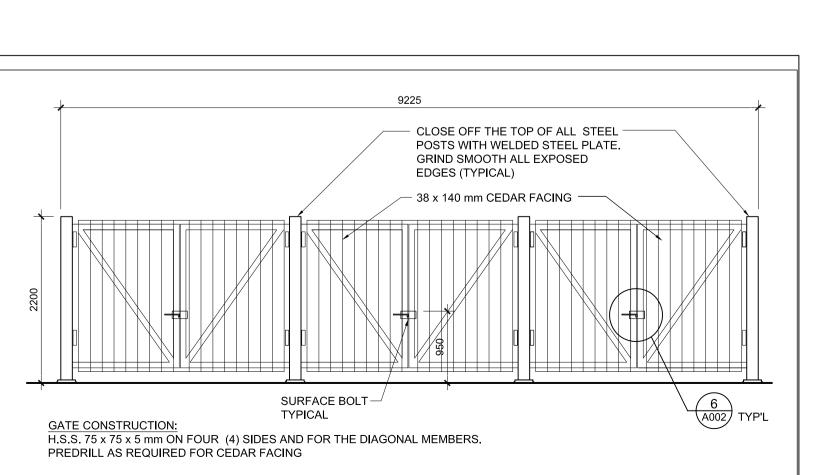
LANDING

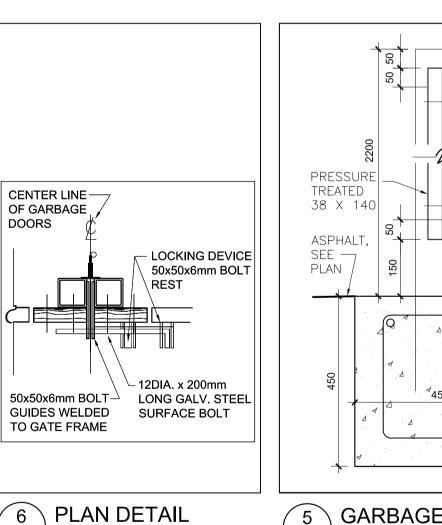
1200mm BY 1200 MIN

1500 (MIN.)

BETWEEN 42 - 70mm AS PER CITY





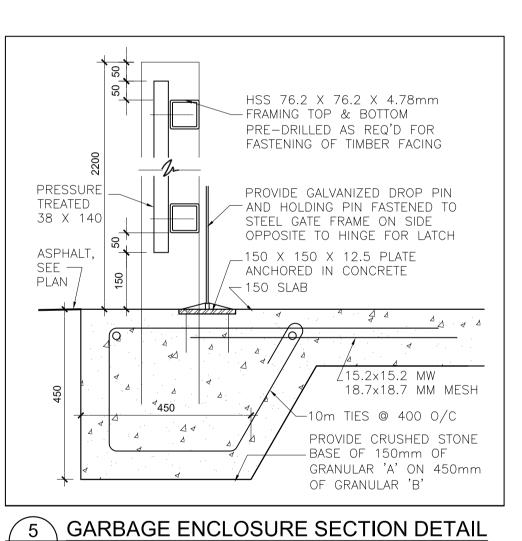


MOUNT BETWEEN

O.C. ABOVE FINISHED GRADE

1500mm - 2000mm

10 TYP. ACCESSIBLE SIGNAGE



3025

SLOPE 1%

LINE OF 450 SLAB

THICKENING ALL SIDES

250 250

1525mm (M**I**N.)

BACKGROUND

INTERNATIONAL

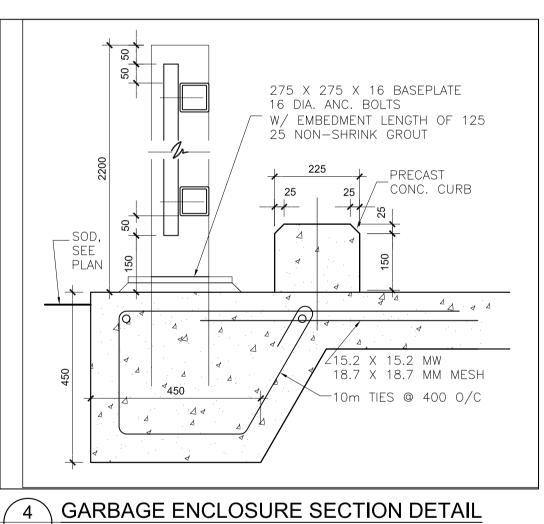
ACCESSIBILITY

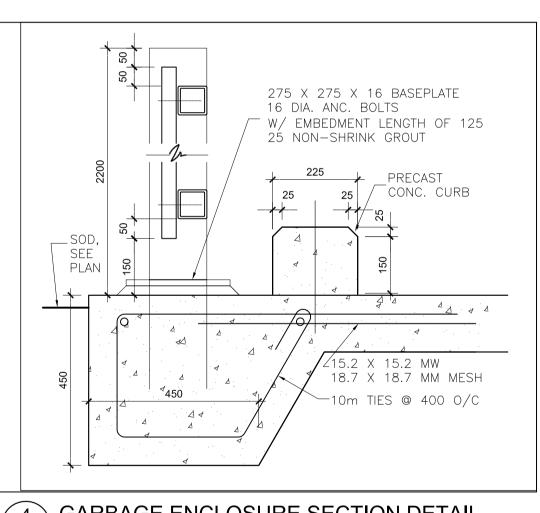
(WHITE COLOUR)

-SYMBOL OF

-WHITE BORDER

9 TYP. PAVEMENT MARKING





1500

ACCESS

AISLE

TYPICAL CURB RAMP SEE

2400 (MIN.)

TYPE B

SPACE

TYPICAL ACCESSIBLE

SIGNAGE, SEE DETAIL,

10/A002

DETAIL, 7/A002

TYPICAL PAVEMENT

9725

3025

\_ 50 x 50 mm H.S.S. \_

\_\_\_\_\_\_\_\_\_\_\_

BRACE @ 1220 mm HEIGHT

MARKING SEE DETAIL,

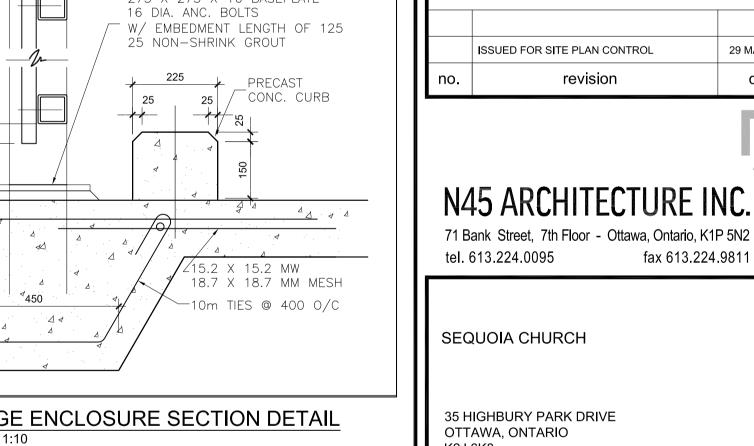
3400 (MIN.)

TYPE A 'VAN

ACCESSIBLE' SPACE

8 TYPICAL ACCESSIBLE PARKING

SLOPE 1%



NOTE:
ALL STEEL TO BE SHOP PRIMED
ALL STEEL TO BE SHOP PRIMED

TWO (2) COATS OF EXTERIOR ENAMEL PAINT. ALL WOOD TO

SLAB CONSTRUCTION:

SLAB TO BE 30 Mpa AIR

ENTRAINED CONCRETE.

2 - 20m T&B ALL AROUND

PRECAST CONCRETE CURBS

2440 mm LONG, ANCHOR TO

WITH CORNER BARS

SLAB WITH DOWELS

LINE OF 460 mm SLAB THICKENING ALL SIDES

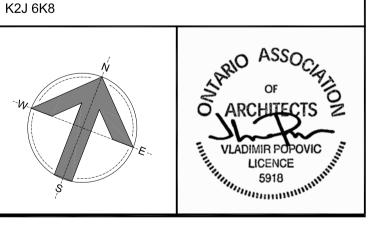
PROVIDE AT BOTH GATES VERTICAL BOLT GUIDES TO ENGAGE INTO GATE HASP

SLOPED CONCRETE SLAB

750 x 750 mm

BE CEDAR.

WITH TWO (2) COATS ZINC RICH PRIMER AND PAINTED WITH



29 MAY 2019

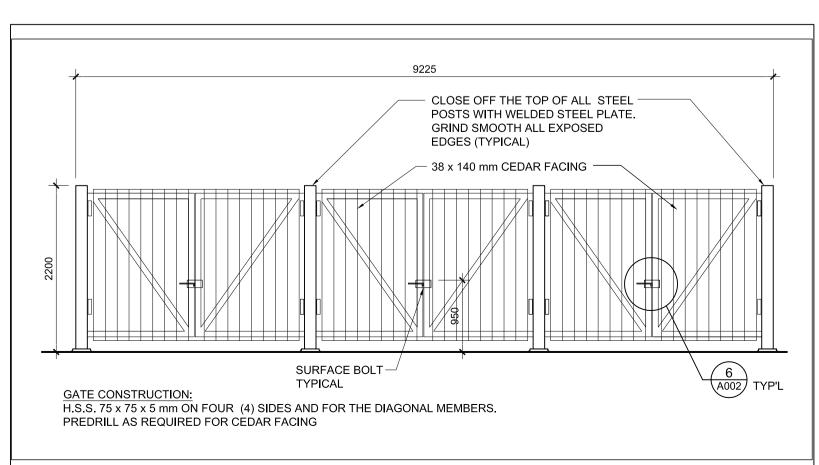
date

fax 613.224.9811

SITE PLAN DETAILS	
scale 1:200	drawn by
date MAY 2019	checked by
project number	drawing number
14-030	A-002

BEFORE WORK COMMENCES.

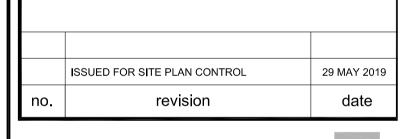
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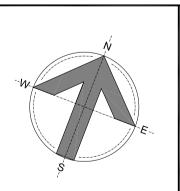


## N45 ARCHITECTURE INC.

71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2 fax 613.224.9811 tel. 613.224.0095

SEQUOIA CHURCH

35 HIGHBURY PARK DRIVE OTTAWA, ONTARIO K2J 6K8





drawing title ELEVATIONS	
scale 1:200	drawn by ™
date MAY 2019	checked by  VP
project number 14-030	A-003

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.

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T.O. STRUCTURE 8000

T.O. SECOND FLOOR 4000

T.O. GROUND FLOOR 0.000



WEST ELEVATION
1:200



SOUTH ELEVATION
1:200